

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, November 25, 1975, in the Council Chamber, commencing at 2.00 p.m.

PRESENT: Mayor Phillips  
Aldermen Bird, Bowers, Boyce, Cowie,  
Harcourt, Marzari, Rankin,  
Sweeney and Volrich.

ABSENT: Alderman Kennedy

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT.

The Mayor acknowledged the presence in the Council Chamber of students from the Magee Secondary School, under the direction of their teacher, Mrs Garvin.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Cowie  
SECONDED by Ald. Sweeney

THAT the Minutes of the Regular Council Meeting of November 18, 1975 (with the exception of the 'In Camera' portion) together with the Minutes of the Special Council (Public Hearing) of November 18, 1975, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird  
SECONDED by Ald. Sweeney

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS1. Fire Department - Manning Requirements.

City Council, on November 18, 1975, after considering a report from the Finance and Administration Committee on the manning requirements for the Fire Department, approved a number of resolutions and deferred the following motion until this meeting.

"THAT Firehall No.19, located at 4396 West 12th Avenue, be closed, effective January 1, 1976."

Mr. Gordon Anderson, President of the Vancouver Fire Fighters' Union, addressed the Council in support of the Fire Chief's position of retaining the existing level of service of the Fire Department which would require the hiring of additional fire fighters as a result of labour negotiations. As an alternative, Mr. Anderson endorsed an examination into the level of service of the Fire Department.

Mrs. P. Glass and Mrs M. Ford, representing Dunbar West Point Grey Community Resource Board, filed statistical information and opposed any suggestion to close down Firehall No.19, and supported the Fire Chief's position.

Mr. J. Frew, representing West Point Grey Civic Association, filed a brief and indicated that he had received six hundred and seventy-one (671) signatures in support of retaining Firehall No.19 and maintaining the existing level of service. He suggested that Council hold a Public Meeting with area residents to obtain their reactions.

Mr. Denis Gray-Grant, representing Western News, referred to a petition he had obtained also supporting the position of the Fire Chief and the other delegations.

Council noted a further report from the Manager, dated November 20, 1975, in which a number of recommendations were proposed if Council was prepared to reduce the level of service in the general area abutting the University Endowment Lands.

MOVED by Ald. Bird

THAT the uniformed strength of the Fire Department be increased by twenty-three (23) men as soon as possible, in order that their initial training can be completed by January 1, 1976, on the understanding that Firehall No.19 remains open for service to the area involved.

- CARRIED

(Aldermen Bowers, Harcourt and Marzari opposed)

MOVED by Ald. Cowie

THAT the Council instruct the City Manager and the Fire Chief to authorise the hiring of a consultant to assist the Fire Department to undertake an examination of the standard of service of the Vancouver Fire Department and to make any recommendations regarding modernization or change of service.

- LOST

(Aldermen Bird, Bowers, Boyce, Harcourt, Rankin, Sweeney, Volrich and the Mayor opposed)

Cont'd..

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

## Fire Department - Manning Requirements (Cont'd)

MOVED by Ald. Marzari

THAT, as recommended in a report of November 20, 1975, the City Manager be authorized to negotiate with the Provincial Government with the view to arranging reciprocal service between the Vancouver Fire Department and the University Endowment Lands Fire Department.

**- CARRIED UNANIMOUSLY**

MOVED by Ald. Rankin

THAT the letters and submissions regarding this matter be received.

- CARRIED UNANIMOUSLY

(The motion as submitted by Alderman Bowers at the meeting on November 18, 1975, re Firehall No.19, was not put.)

2. N.E. Corner of Kingsway & Nanaimo Street,  
Lots 6 & 7, Block 9, D.L.393. Present  
Zone: (RT-2) Two Family Dwelling District  
Requested Zone: (C-2) Commercial District.

Council, on November 18, 1975, when considering a City Manager's report regarding the proposed rezoning of the North East Corner of Kingsway and Nanaimo Street, deferred the matter pending the hearing of a delegation as requested.

Mr. J. Eusonio, the applicant, spoke in support of his application and, following an explanation by the Zoning Planner, it was

MOVED by Ald. Harcourt

THAT the recommendation, as contained in the Manager's report of November 14, 1975, be approved, but the Director of Planning submit an appropriate CD-1 rezoning application re this property, which would include Lot 5, Block 9, D.L.393, to the north of the property in question.

**- CARRIED UNANIMOUSLY**

3. 2050-2070 West 48th Avenue, Lots 2 & 3  
of A of Lot 1, Block 2, D.L.526, Plan 7198.  
Present Zone: (RS-1) One Family Dwelling  
District. Requested Zone: (RM-3) Multiple  
Dwelling District.

Council, on November 18, 1975, deferred consideration of a Manager's report on the rezoning of 2050-2070 West 48th Avenue, pending the hearing of a delegation as requested.

Mr. P. Lee, representing the applicant, addressed Council, speaking in support of the application, which was for the purpose of constructing an apartment block.

MOVED by Ald. Harcourt

THAT the recommendation of the Manager, as contained in his report of November 14, 1975, be approved and, therefore, the application be not granted.

- CARRIED

(Aldermen Bowers, Boyce and Sweeney opposed)

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

4. Proposed Rezoning of 2300 Block  
West 37th Avenue.

(Report A.4 - Clause 8)

Council noted this application to rezone the South Side of West 37th Avenue, between Vine and Balsam Streets, for the purpose of constructing a 45-suite rental apartment complex.

Mr. Zlotnik, the applicant, addressed the Council, speaking in support of his application and, by means of slides and a model, described the proposed location and the complex. A brief was also filed.

MOVED by Ald. Harcourt

THAT the proposal to rezone to RM-3A, the South Side of 37th Avenue, from the Church to the commercial area on Arbutus Street, be submitted to a Public Hearing.

- LOST

(Aldermen Bird, Bowers, Boyce, Marzari, Rankin,  
Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Sweeney

THAT the application to rezone the 2300 Block West 37th Avenue, be referred to a Public Hearing.

- CARRIED

(Aldermen Marzari, Rankin and the Mayor opposed)

5. Truck Transportation in Vancouver.

Consideration of this item was deferred, pending the hearing of delegations later this day.

Council recessed at 4.10 p.m., and, following an 'In Camera' meeting in the Mayor's office, reconvened in open Council at 4.45 p.m., with the same members present.

UNITED NATIONS HABITAT CONFERENCE

At this point in the proceedings the Council discussed the matter of the forthcoming U.N. Conference on Human Settlements (Habitat), scheduled for Vancouver - May 31 to June 11, 1976.

A memorandum from Alderman Volrich on police costs for the Conference, was noted.

Following a lengthy discussion in which a number of concerns were expressed, it was

MOVED by Ald. Bowers

THAT WHEREAS it is now probable that the proposed Habitat Conference will be marked by demonstrations and confrontations;

AND WHEREAS massive police efforts would be required to protect participants at great expense to the taxpayers;

AND WHEREAS a conference held under such circumstances is a detriment rather than an asset to the City of Vancouver;

THEREFORE BE IT RESOLVED that this Council request the Government of Canada to cancel the Habitat Conference.

- (carried)

UNITED NATIONS HABITAT CONFERENCE (Cont'd)

MOVED by Ald. Marzari (in amendment)

THAT the following be inserted in the foregoing motion by Alderman Bowers after the third paragraph.

'AND WHEREAS the City of Vancouver is exasperated with the lack of liaison, administrative planning and financial commitments'

LOST

(Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Rankin, Sweeney, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Bowers was put and CARRIED.

(Alderman Bird opposed)

MOVED by Ald. Volrich

THAT this Council not make any special provisions in the 1976 budget for police equipment in connection with the Habitat Conference.

- (deferred)

MOVED by Ald. Volrich

THAT the foregoing motion be deferred to the next meeting of Council.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

Civic Dinner - Fire Chiefs Convention - August 1976.

City Council on March 25, 1975, approved an amount of \$3,300 for the hosting of a Civic Dinner at the Canadian Association of Fire Chiefs Convention in Vancouver in August, 1976. The Fire Chief had requested \$6,500 because of the expected 650 persons attending.

In a letter dated November 12, 1975, the Fire Chief requested that Council re-consider its previous decision and provide the original amount of \$6,500.

MOVED by Ald. Bird

THAT an additional amount of \$3,200 be authorized to host a Civic Dinner at the Canadian Association of Fire Chiefs Convention next August, making a total amount of \$6,500.

- CARRIED

(Aldermen Bowers, Marzari and Volrich opposed)

Demolition - 2500 Block East Pender Street.

A letter from the Pender Street Committee, Hastings Sunrise Action Council, was noted, requesting to appear as a delegation this evening regarding the demolition of houses in the 2500 Block East Pender Street.

MOVED by Ald. Harcourt

THAT, as the subject matter is being considered by the Housing Committee on Thursday, November 27, 1975, the delegation be requested to appear before that Committee.

- CARRIED UNANIMOUSLY

Regular Council, November 25, 1975. . . . . . . . . .

6.

## CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT  
November 21, 1975.

Works and Utility Matters  
(November 21, 1975)

The Council considered this report which contains two clauses, identified as follows:

- Cl. 1. Local Improvement by Petition.
  - Cl. 2. Lane Lighting Local Improvement Projects.

The Council took action as follows:

Local Improvement by Petition  
(Clause 1)

MOVED by Ald. Cowie

THAT the recommendation contained in this clause be approved.

FURTHER THAT the Director of Planning report back on the possibility of including awnings in the guidelines for the beautification of the Kerrisdale Shopping Area.

- CARRIED UNANIMOUSLY

## Lane Lighting Local Improvement Projects. (Clause 2)

MOVED by Ald. Volrich

THAT the present cost-sharing formula re lane lighting projects be retained and, therefore, the following steps be implemented:

1. The lanes listed on the attached table be declared 'thoroughfares' for the purposes of Part II of the Local Improvement Procedure By-law.
  2. The estimated rate for residential (one and two-family) properties on these projects be corrected to 45c per front foot.
  3. The additional \$2,275 of City's share be provided from 218/7505 'Installing Lane Lighting - Unallocated' and 218/7506 'Unspecified Projects'.
  4. The projects lists (Nos. 39,40,41,43,47,48,62,63, 88,89 and 90, Schedule 434) be undertaken.

- LOST

(Ald. Bowers, Boyce, Harcourt Marzari and Rankin opposed)

A tie-vote ensued and therefore the motion was declared LOST.

Cont'd...

Regular Council, November 25, 1975.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Works and Utility Matters  
(November 21, 1975) (Cont'd)

Lane Lighting Local Improvement  
Projects (Clause 2) (Cont'd)

MOVED by Ald. Rankin

THAT the following policy be confirmed with respect to Lane Lighting Local Improvement Projects, and the Director of Legal Services bring forward the necessary amendment to the Local Improvement By-law:

- (a) The policy will apply to multiple-dwelling property in the same way as to commercial and industrial.
  - (b) The intent is that, on such 'zoning-boundary' lanes, the share which would normally fall on the residential properties shall be added to the share borne by the other properties.
  - (c) These projects are not to be undertaken as advanced, and the Engineer is to re-advance them applying the new cost-sharing formula.

- CARRIED

(Aldermen Bird, Cowie, Sweeney and Volrich opposed)

Building and Planning Matters  
(November 21, 1975)

The Council considered this report which contains nine clauses, identified as follows:

- cl. 1. 1929 East 6th Avenue.
  - cl. 2. 724 Kingsway and 705 Kingsway - Development Permit Application #70462 (Retention of the use of the Building as a Retail Store).
  - cl. 3. Strata Title Application - Conversion 2417 through 2449 Point Grey Road.
  - cl. 4. Strata Title Application - Conversion 2569-2571 Cornwall Street.
  - cl. 5. Strata Title Application - Conversion 1004 Hamilton St.
  - cl. 6. 1855-1895 West 10th (North Side of West 10th, East of Cypress St.) Lots 16-20, Block 346, D.L.526.  
Present Zone: (RT-2) Two-Family Dwelling District  
Requested Zone: (RM-3) Multiple Dwelling District.  
Applicant: Mrs G.A.Tupper (on behalf of the owners)
  - cl. 7. East 33rd Avenue near Knight Street, Lot 13, Block 7.  
D.L.705. Present Zone:(RS-1) One Family Dwelling District. Requested Zone: (C-1) Commercial District.  
Applicant: Standard Oil Company of B.C. Limited.
  - cl. 8. South Side of West 37th Avenue between Vine and Balsam Streets. Lots 1 - 5 of Subdivision 11, Block 17, D.L.526.  
Present Zone: (RS-1) One Family Dwelling District.  
Requested Zone: (RM-3A) Multiple Dwelling District.  
Applicant: Mr. Martin Zlotnik.
  - cl. 9. S.W.Corner of Grandview Highway and Slocan. Lot 2 of A, Sec.45, T.H.S.L. Present Zone (RS-1) One-Family Dwelling District. Requested Zone: (CD-1) Comprehensive Development District. Applicant: Dr. G.Visentin on behalf of the Italian Folk Society of British Columbia.

The Council took action as follows:

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters  
(November 21, 1975) (Cont'd)

1929 East 6th Avenue  
(Clause 1)

MOVED by Ald. Volrich  
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Development Permit Application -  
724 and 705 Kingsway. (Clause 2)

MOVED by Ald. Volrich

THAT the Development Permit application re 724 and 705 Kingsway be approved subject to a requirement that a minimum of eleven off-street parking spaces at 705 Kingsway be clearly identified and properly maintained for the use of the subject development at 724 Kingsway, and that a proper lease be entered into for the parking facilities.

- CARRIED UNANIMOUSLY

Clauses 3, 4 and 5.

MOVED by Ald. Volrich

THAT the recommendations of the City Manager, contained in clauses 3, 4 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

Rezoning Application  
1855 - 1895 West 10th Avenue.  
(Clause 6)

MOVED by Ald. Volrich

THAT this clause be deferred pending the hearing of a delegation as requested.

- CARRIED UNANIMOUSLY

Rezoning Application  
East 33rd Avenue near Knight St.  
(Clause 7)

MOVED by Ald. Volrich

THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Clause 8 - For Council action on this clause see Page 4.

Rezoning Application  
S.W. Corner of Grandview  
Highway and Slocan. (Clause 9)

MOVED by Ald. Volrich

THAT the application to re-zone the South West corner of Grandview Highway and Slocan be referred to a Public Hearing and the recommendation of the Director of Planning that the architects be encouraged to proceed towards a Development Permit application while heeding the comments of the Urban Design Panel as contained in this clause, be approved.

AND FURTHER THAT the Planning Department hold a public information meeting in the area.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Fire and Traffic Matters  
(November 21, 1975)

Flower Vending Kiosk -  
Mr. W. Kostyk. (Clause 1)

MOVED by Ald. Volrich

THAT this clause be deferred pending the hearing of a delegation from Mr. Kostyk as requested.

- CARRIED UNANIMOUSLY

Finance Matters  
(November 21, 1975)

The Council considered this report which contains three clauses, identified as follows:

- Cl. 1. Tender Awards.
- Cl. 2. Contract of Guarantee with Mr. Wilson Chen re Mid East Enterprises Ltd.
- Cl. 3. Replacement Billing Machine - Property and Insurance Division.

The Council took action as follows:

Clauses 1, 2 and 3.

MOVED by Ald. Bird

THAT Clause 1 be received for information, and the recommendations of the City Manager contained in clauses 2 and 3 be approved.

- CARRIED UNANIMOUSLY

Personnel Matters  
(November 21, 1975)

Increase in Premiums - Travelers Group Policy GA-201699.  
(Clause 1)

MOVED by Ald. Volrich

THAT this clause be received for information.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Property Matters  
(November 21, 1975)

The Council considered this report which contains five Clauses identified as follows:

- Cl. 1: Rental Review - N/W Corner Station and Central Streets
- Cl. 2: Lease of Portion of Main Floor of 2131 Burrard Street (McLaren Electric Building)
- Cl. 3: Sale of City-owned Land - N/S Great Northern Way West of Prince Edward Avenue
- Cl. 4: Sale to Mennonite Senior Citizens' Society - 4.01 Acre Site in 5700 Block Bruce Street
- Cl. 5: Acquisition for Non-Market Housing - Kitsilano Area 2130-32 Cypress Street

The Council took action as follows:

Clauses 1, 2 and 3

MOVED by Ald. Volrich,  
THAT the recommendations of the City Manager contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

Sale to Mennonite Senior Citizens'  
Society - 4.01 Acre Site in 5700  
Block Bruce Street (Clause 4)

MOVED by Ald. Bird,  
THAT the Mennonite Society be advised that Council approves the reduction of the purchase price by \$30,000;

FURTHER THAT the Society be billed for the outstanding sum of \$20,000 due to the City on the principal amount.

- CARRIED UNANIMOUSLY

Acquisition for Non-Market Housing -  
Kitsilano Area 2130-32 Cypress Street  
(Clause 5)

MOVED by Ald. Harcourt,  
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

B. Sale: Two-Acre Site Langara  
to the Y.M.C.A.

The City Manager under date of November 21, 1975, submitted the following report:

The Supervisor of Property and Insurance and The Director of Legal Services report as follows:

"On October 21, 1975 City Council approved the sale of a two-acre site in Langara to the YMCA "subject to access to the YMCA facilities for public use being to the satisfaction of the Board of Parks and Recreation and City Council ...".

In order to qualify for grants from the Provincial Government, at the request of the Provincial Government the YMCA has amended its constitution to add the following provision which is unalterable:

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Sale: Two-Acre Site Langara  
to the Y.M.C.A. (continued)

... "This Association will make available any facilities as they are identified from time to time which are constructed in part or in whole with funds received from Her Majesty in the Right of the Province of British Columbia, to any person or persons who wish to use the said facilities in accordance with the purpose of the said facilities. The charge for using the said facilities to those members of the public who are not members of this Association shall be either a daily or hourly charge or other such charge agreed upon between this Association and the Department of Recreation and Conservation. This provision shall be unalterable."

The purpose of this report is to advise Council as to the problems arising out of its October 21, 1975 resolution which provides that the sale to the YMCA go forward subject to public access to the facility being to the satisfaction of the Board of Parks and Recreation and City Council. As to the views of the Park Board on the question of public access to the facility, at its meeting of November 17, 1975, the Park Board resolved that:

... "Since the YMCA has amended their constitution to provide public use to meet Provincial Government regulations, this clause is acceptable to the Vancouver Park Board.

- Carried." ...

It then remains to consider the question of public access to the facility being to the satisfaction of City Council. On this question two points should be emphasized. Firstly, that in light of the amendment to the YMCA constitution noted above, the question of rates and charges to the public for use of the facility cannot be interfered with by the City since the YMCA constitution now provides that that is a matter solely between the YMCA and the Department of Recreation and Conservation of the Provincial Government. That is to say, the YMCA does not have the legal capacity to allow the City or any other third party to become involved in the question of charges to the public. Secondly, Mr. Fairbairn of the YMCA, with whom we have been dealing on this matter, indicates that the Board of Directors of the YMCA had not fully appreciated that Council might wish to attach conditions regulating public access to the facility. Mr. Fairbairn indicates that the thinking of the YMCA Board of Directors is that they see no need of the City attempting to regulate public access to YMCA facilities because any member of the public is free to join the YMCA at any time and further that the YMCA has a program of free membership to the children of low income families. However, we did not seek nor were we provided the exact details of this program for children. Mr. Fairbairn further indicated that the YMCA Board of Directors will be inclined in all probability to re-examine the entire transaction in the event that Council attaches conditions governing public access to the facilities.

Inasmuch as the Board of Parks and Recreation are well equipped to consider matters of public recreation and inasmuch as the Parks Board has no desire to attach conditions to this sale, accordingly it is

RECOMMENDED That the sale of the Langara site to the YMCA site go forward without the attachment of any conditions regarding public access to the facilities notwithstanding the October 21, 1975 Resolution to the contrary."

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance and the Director of Legal Services be approved.

MOVED by Ald. Bird,

THAT the recommendation of the City Manager contained in the foregoing report be approved.

- CARRIED

(Alderman Marzari opposed)

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

C. Seagate Manor

The City Manager under date of November 21, 1975, submitted the following report of the Director of Finance:

"City Council, on November 18, 1975, expressed its intent to use Seagate Manor for residential purposes for fifteen years and requested the Director of Finance to report back to Council on the financial implications of this action.

The Seagate Manor was purchased in 1969 and the source of funds was the Point Grey Road Acquisition Capital Fund. I have reviewed with the Law Department various options open to Council to deal with any capital financing problems related to the Council decision to use Seagate Manor for residential purposes for fifteen years. There are several options available, but until the Law Department has had a chance to review them in depth, we would prefer not to recommend any particular one. However, we are of the opinion that Council can take this action and that any financial problems are solvable. If funds must be provided to reimburse the Capital Fund (one of the options), then the source of funds will have to be Revenue Surplus. However, we will report back in the near future on the specific option that best suits the circumstances. In the meantime, there does not appear to be any reason why Council cannot implement its decision to use Seagate Manor for residential purposes for fifteen years.

The Property & Insurance office estimates cost of rehabilitation at \$25,000 for fire bylaw requirements, \$20,000 for immediate renovation requirements, plus an unknown amount to make the building usable for residential purposes for the fifteen year period. Some of these funds may very well have to be advanced before RAPP money may be available, because of the arrival of winter. It appears that under the RAPP program the City, as landlord, will be eligible for grants of \$2,500 per self contained unit and loans of \$2,500 per self contained unit. The amount of these funds is subject to review by CMHC and therefore may be less. However, the funds may come close to meeting our requirements for renovations on Seagate Manor, even though the loan portion will have to be repaid in the future. Any short fall of funds between the cost of renovations required and the funds provided by CMHC, will have to be provided by the City."

The City Manager submits the above report of the Director of Finance for Council's INFORMATION.

MOVED by Ald. Volrich,

THAT consideration of the foregoing report be deferred to the next meeting of Council.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Finance & Administration, November 13, 1975

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Capital Funds - Local Improvement Petitions  
Cl. 2: Anti-inflation Program for Vancouver

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Volrich,

THAT the recommendation of the Committee contained in Clause 1 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

II. Report of Standing Committee  
on Planning and Development,  
November 13, 1975

The Council considered this report which contains four Clauses identified as follows:

- Cl. 1: False Creek - Area 3 Proposed Rail/Truck Terminal for B.C. Hydro
- Cl. 2: Area 5 Plan - False Creek
- Cl. 3: Status of Outstanding Rezoning Applications
- Cl. 4: False Creek Land Bridges

The Council took action as follows:

Clauses 1 to 4

MOVED by Ald. Bowers,

THAT the recommendations of the Committee contained in Clause 1 be approved and Clauses 2, 3 and 4 be received for information.

- CARRIED UNANIMOUSLY

III. Illegal Suites:  
Hardship Cases

The Committee of Officials concerning Illegal Suites - Hardship Cases, submitted the following report under date of November 21, 1975:

- (a) The following applications recommended for approval by the Sub-Committee be approved:

Mrs. Sarah Parenteau (tenant), 9 S. E. Marine Drive  
Rosa Kondekor (tenant), 1127 East 63rd Avenue  
Lorelei McLean (tenant), 3810 Collingwood Street  
Myra French (lessee), 287 East 26th Avenue  
Mary Christine Robert (tenant), 7282 Culloden Street

- (b) the following applications be approved for one year from the date of this Resolution:

Gordon Templeton (tenant), #2 - 2150 East Pender Street  
Bruce M. Bingham (owner), 2970 West 19th Avenue  
Francisco Rivas (owner), 568 West 23rd Avenue  
Peter F. Mejstrick (tenant), 3337 Quesnel Drive  
Balbir Singh & Rajinder Kaur Bhangu (tenants) 5346 Cecil Street  
Donald Massey (tenant), 2050 C Alma Street  
Ralph Trumpour (tenant), S - 2189 West 2nd Avenue  
Ken L. J. Corcoran (tenant), 4605 West 12th Avenue  
Doreen Gladeau (tenant), 756 East 11th Avenue  
Fred Chernoff (tenant), 1541 Victoria Drive  
Gurmel Gill (owner), 1491 S. E. Marine Drive

- (c) the following applications be approved for six months from the date of this Resolution:

Bradley T. Dunn (tenant), #2 - 1845 Dunbar Street  
Omar Delimedac (owner), 1994 William Street  
Francis Shiu Ram (owner), 2047 East 22nd Avenue

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Illegal Suites: Hardship Cases (continued)

- (d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964.
- (e) the following applications be not approved:

David Kalaski (tenant), 6944 Quebec Street  
Sohrab Khan (owner), 2765 East 46th Avenue  
Harold & Mary Epp (owners), 1511 West 63rd Avenue  
George Marsh (tenant), 1411 East 21st Avenue

MOVED by Ald. Harcourt,  
THAT recommendations (a) to (e) contained in the foregoing Committee of Officials' report dated November 21, 1975, be approved.

- CARRIED UNANIMOUSLY

G.V.R.D. Matters

The Mayor advised that the question of the Water and Sewer District coming under the Municipal Finance Authority is under consideration by the Regional District.

Both the City's Director of Finance and Mr. Carlisle, Director of Finance and Administration, G.V.R.D., would prefer not to join the M.F.A.

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The Mayor suggested that Council consider nominees for the Chairmanship of the G.V.R.D., which will be vacated by Mr. Kelly at the end of the year.

It was agreed to discuss this matter at an 'In Camera' meeting in the near future.

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,  
SECONDED by Ald. Bird,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

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BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4792,  
BEING A BY-LAW TO REGULATE THE USE  
OF THE GRANVILLE MALL (Taxi Turns)

MOVED by Ald. Rankin,  
SECONDED by Ald. Sweeney,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,  
SECONDED by Ald. Sweeney,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW (N/E Corner Keith Drive &  
7th Avenue)

MOVED by Ald. Harcourt,  
SECONDED by Ald. Sweeney,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,  
SECONDED by Ald. Sweeney,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO VARY THE AMOUNTS AUTHORIZED TO BE BORROWED FOR CERTAIN PROJECTS UNDER THE 1971-1975 FIVE YEAR PLAN TO PROVIDE ADDITIONAL FUNDS FOR THE CONSTRUCTION AND EQUIPPING OF INDOOR SWIMMING POOLS ADJACENT TO SECONDARY SCHOOLS (Templeton Secondary School)

MOVED by Ald. Volrich,  
SECONDED by Ald. Sweeney,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,  
SECONDED by Ald. Sweeney,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Regular Council, November 25, 1975 . . . . . 16

BY-LAWS (cont'd)

4. BY-LAW TO AMEND BY-LAW NO. 3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW (Downtown Eastside)

MOVED by Ald. Harcourt,  
SECONDED by Ald. Rankin,  
THAT the By-law be introduced and read a first time.

- CARRIED

(Alderman Sweeney opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,  
SECONDED by Ald. Sweeney,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Sweeney opposed)

5. BY-LAW TO AMEND BY-LAW NO. 3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW (Champlain Heights)

MOVED by Ald. Cowie,  
SECONDED by Ald. Sweeney,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Cowie,  
SECONDED by Ald. Sweeney,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Observance of Remembrance Day  
by Commercial Establishments

Alderman Volrich obtain Council's permission to substitute the following revised motion for the similar motion which was before Council on November 18, 1975:

MOVED by Ald. Volrich,  
SECONDED by Ald. Cowie,

THAT WHEREAS Remembrance Day is the day on which the Nation recognizes those who lost their lives in the defence of their Country, and the rights and values for which our Country stands;

AND WHEREAS it is befitting that this day be observed in an appropriate manner;

AND WHEREAS certain commercial establishments in the City of Vancouver remained open on last Remembrance Day in contravention of the observance of this day and in violation of the provisions of the Vancouver Charter;

cont'd....

Regular Council, November 25, 1975 . . . . . 17

MOTIONS (cont'd)

Observance of Remembrance Day by  
Commercial Establishments (cont'd)

THEREFORE BE IT RESOLVED THAT the Director of Permits and Licenses consult with the Crown Counsel on the laying of charges against those establishments which violated the observance of Remembrance Day.

- CARRIED UNANIMOUSLY

(Underlining denotes  
revision)

2. Observance of the Lord's Day Act  
by Commercial Establishments

Alderman Volrich requested and received permission to add the following to his motion:

"FURTHER BE IT RESOLVED THAT the Director of Legal Services consult with the Attorney-General regarding effective procedures for dealing with such violations."

MOVED by Ald. Volrich,  
SECONDED by Ald. Rankin,

THAT WHEREAS a number of commercial and retail establishment in the City of Vancouver are open for business on Sundays in violation of the Lord's Day Act;

AND WHEREAS this practise is becoming more and more common within the City of Vancouver, and this trend can only lessen the meaning and spirit of Sunday;

THEREFORE BE IT RESOLVED THAT the Director of Permits and Licenses consult with the Crown Counsel on the laying of charges against those establishments which violate the observance of the Lord's Day Act;

FURTHER BE IT RESOLVED THAT the Director of Legal Services consult with the Attorney-General regarding effective procedures for dealing with such violations.

(Lost)

(Aldermen Bowers, Boyce, Cowie, Marzari and the Mayor opposed)

MOVED by Ald. Marzari,  
SECONDED by Ald. Boyce,

THAT consideration of the foregoing motion be deferred for one week to permit Council to obtain further information on this matter.

- LOST

(Aldermen Bowers, Harcourt, Rankin, Sweeney and Volrich opposed)

A tie vote having resulted, the motion to defer was declared LOST. The motion by Alderman Volrich was then put and a tie vote resulted and it was also declared LOST.

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The Council recessed at approximately 6:00 p.m. to reconvene at 7:30 p.m. in the Council Chamber.

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Regular Council, November 25, 1975 . . . . . 18

The Council reconvened at approximately 7:40 p.m., with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips  
Aldermen Bowers, Boyce, Cowie, Harcourt,  
Marzari, Rankin, Sweeney and Volrich

ABSENT: Alderman Bird  
Alderman Kennedy

MOTIONS (cont'd)

Observance of the Lord's Day Act  
by Commercial Establishments (cont'd)

Alderman Volrich made reference to his motion defeated by Council earlier in the proceedings regarding observance of the Lord's Day Act.

Alderman Volrich requested his motion be re-introduced in two weeks as there was not time for sufficient debate on the matter and that some members of Council voted against the motion because there was insufficient information before them on this matter. Alderman Volrich indicated Council's non-approval of his motion could be misconstrued by the business community as a Council endorsement of businesses remaining open on Sundays. He suggested there should be a report from the Director of Legal Services and that Council should consider a policy on this whole matter.

The Mayor suggested that Alderman Volrich consult with the Director of Legal Services and bring in a new Notice of Motion on this matter in two weeks.

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Truck Transportation in Vancouver

Council on November 12, 1975, held a special meeting for a report reference from the City Engineer on a Manager's report dated November 5, 1975, on truck transportation, and agreed to defer the recommendations of the City Engineer contained in that report to an evening meeting of Council this date.

Council, therefore, had before it for consideration, the following recommendations of the City Engineer:

"LONG TERM MEASURES

1. The City continue and expand as necessary its involvement in:
  - (a) the Federal-City trucking study and pursue long-term solutions deriving therefrom in the form of terminal consolidation and other measures;
  - (b) rail rationalization investigations;
  - (c) current programs and research in the areas of air and noise pollution related to trucks (current propane fleet 15 trucks and 5 sweepers);
  - (d) noise by-law changes;
  - (e) developing a truck route between the Downtown and the Second Narrows Bridge, serving the north shore of Burrard Inlet. This is a G.V.R.D. suggestion.

SHORT TERM MEASURES

2. The proposal to concentrate truck routes and to rezone these to commercial land use not be pursued. This is also the opinion of the Director of Planning.

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)Truck Transportation in Vancouver (continued)

3. The proposal to control truck noise through time controls on a large scale - not be pursued.
4. The existing truck route system shown on Diagrams III and IIIA be revised as shown on those diagrams, retaining the present philosophy of dispersed trucking (on designated truck routes), which minimizes truck miles in the city and, therefore, detrimental environmental impact.
5. The Director of Legal Services be directed to prepare the necessary by-law changes for Recommendation 4.
6. The Engineering Department be directed to continue working with the Harbours Board towards the development of Commissioner Street as a peripheral truck route.
7. The City pursue the matter of the construction of the Powell Street overpass at Clark Drive in such a way that the existing important truck and vehicular movements intersecting at that location will not be detrimentally affected.
8. The City Engineer be instructed to carry out a more detailed design and prepare a submission to the Federal Government under the Urban Commuter Assistance Program for cost sharing of the Great Northern Cut proposal. This would include a combined truck route and some form of fastbus route. This will require consultation with the Bureau of Transit and the G.V.R.D. relative to possible joint use as an L.R.T. corridor currently under study by the G.V.R.D.
9. Marine Drive-Boundary Road bypass of the South Slope should be designed and constructed at a cost of \$275,000. If Council decides to proceed with this proposal, the Director of Finance has stated the funds should come from 1976 Supplementary Capital Budget.
10. If Council decide to proceed with the Marine Drive-Boundary Road bypass, then the City Engineer be authorized to seek agreement with Burnaby on the physical aspects of the proposal. The City Manager is already discussing cost sharing on Boundary Road in general.
11. North and South Kent should be developed as an industrial street and relief of South East Marine Drive. If so, the recent decision that South Kent should now be a discontinuous street will require changing and a program of property acquisition (presently 80 percent complete) should be continued.
12. Council decide whether the Boundary Road-Vanness railroad overpass should be reconstructed at a cost of about \$150,000 so that Boundary Road in that section could become a major truck route, thereby permitting the removal of Joyce Street from the truck route system. If so, the City Engineer be instructed to carry out more detailed investigation of the most effective way in which the Boundary Road-Vanness railroad overpass can be reconstructed, for report back. If approved, the Director of Finance states that funds should come from the 1976 Supplementary Capital Budget.
13. In order to make the proposed truck system more effective and to improve enforcement, the City Engineer be instructed to carry out a signing program of the truck system at a cost of \$35,000 to be derived from the 1976 Engineering Department Revenue Budget."

cont'd....

Regular Council, November 25, 1975 . . . . . 20

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Truck Transportation in Vancouver (continued)

Distributed at the meeting by the City Engineer were the following additions to his recommendations which Council agreed to consider:

- "5. .... and for reducing the upper size limits for permits authorizing more than one trip.
- 14. The proposed permit fees in the following table be adopted:

<u>Type of Permit</u>	<u>Present</u>	<u>Proposed</u>
Single Trip	\$ 2.00	\$ 5.00
Continuing Trip	\$15.00	\$35.00
Replacement	\$ 2.00	\$ 5.00."

Delegations were heard as follows:

- Mr. Ron Biggs, Automotive Transport Association of B.C., presented a brief in support of the City Manager's report with the exception that First Avenue is not included as a truck route. The brief urged action on the Burlington-Northern Cut as soon as possible and requested Council to exert every effort to have the Federal Government approve the Powell-Clark overpass and the waterfront truck route.
- Mr. J.T. Cork, Hastings-Sunrise Action Council, suggested that measures contained in the Manager's report are not sufficient to satisfactorily alleviate truck traffic problems in the N.E. section of the City. The use of Commissioner Street as a truck route, for example, will funnel traffic on to Benfrew Street and hence on to Hastings and/or Broadway. He suggested containers emanating from the new Vanterm facility should be moved by rail rather than truck to Coquitlam and Port Mann and urged Council to negotiate immediately with senior levels of Government to alleviate the problems.
- Mr. B. Foster of the Adanac/Charles Advisory Planning Committee told Council he canvassed 67 homes in his area and that residents are not satisfied with the proposed recommendations. He suggested truck movement be restricted to certain hours, that there be greater use of rail facilities for goods transportation and that Roberts Bank be used as a container transfer point.
- Mr. P.E. Thorne, Hastings Community Association, presented a brief expressing concern over trucks emanating from the new Vanterm container facility and trucking in close proximity to Hastings Community Centre and swimming pool where it would affect the safety of citizens using the Centre. Concern was also expressed over access of residents to New Brighton Park and Pool on the north side of McGill Street and on the increasing congestion at Hastings and Cassiar Streets.
- Mr. F. Lowther, Hastings-Sunrise Community Resource Board, presented a brief stating trucks in the East End will create innumerable hardships and suffering in the way of truck congestion, pollution and safety and health problems. The brief urged trucks not be allowed on East End streets.
- Mr. J. Weyman, Chairman, Grandview-Woodlands Community Resource Board, stated truck routes proposed to serve the Vanterm container dock are unacceptable when rail facilities already exist. He urged Council to pursue freight movement by rail as an alternative to trucks as there already exists truckage to many areas of the City.

cont'd....

Regular Council, November 25, 1975 . . . . . 21

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Truck Transportation in Vancouver (continued)

- Mr. Michael O'Neil, Grandview Tenants Association, presented a brief in which his Association stated it is opposed to trucks in their neighbourhood which threatens the safety and well-being of the community. The brief stated there could be an increase in taxes as a result of erosion of streets and this tax increase will be passed on to tenants. The brief supported the use of existing rail transport to bring cargo to distribution points outside residential areas.
- Mr. Laberto, Grandview-Woodlands Area Council, told Council any increase in traffic is detrimental and that the Federal Government was responsible for the creation of the Vanterm facility yet failed to spend any funds to provide proper routes for the trucks which will use this facility. The routes should have been created before Vanterm was built.
- Mr. Bruce Yorke, Committee of Progressive Electors (COPE), claimed the Manager's report reveals a failure in planning by the City and that Vanterm is about to become operational, yet plans for truck routes to the facility have not yet been finalized. He urged Council to convene a series of meetings with the railways and National Harbours Board to develop rail spur lines into Vanterm and questioned the reference in the Manager's report that rail lines will be eliminated. He expressed agreement on the proposed Powell-Clark overpass; stated trucks over 48 feet in length should not be permitted on City streets and suggested representatives of citizen groups should be included on any City negotiating team which would meet with the National Harbours Board and railways.

The City Engineer replied his Department is anxious to preserve as much rail line as possible, yet some trackage is destined to be eliminated. He pointed out that only 20% of incoming freight at Vanterm can be transported by rail and that over 2/3rds of the goods are destined for points not served by railways.

Mr. R. Youngberg, City Planning Department, suggested that by approving recommendations 4 and 5, Council would be reaffirming existing truck route's except for some minor alterations. He stated the Planning Department does not feel the Engineering Department has presented the case for a 'dispersal' truck transit system as opposed to a 'concentrated' system.

The Planning Department agrees with recommendations 6, 7 and 8, but wishes to report on the ramifications of these as they affect land use. The Planning Department is disturbed by recommendation 9 in that it would sever the Champlain Heights residential area. Mr. Youngberg favours the route of 41st Avenue, Joyce, 29th Avenue and Boundary Road over the use of Boundary Road as a through truck route and suggested more information pertaining to access to bridges is required before Kent Street should be used as a truck route.

(At this point in the proceedings, Alderman Bowers took the Chair)

During discussion of the truck route report, it was noted that funds have not yet been allocated for any capital improvements to streets, that the Burlington-Northern Cut proposal would cost an estimated \$2 million of which there should be cost sharing with senior levels of government. Consideration was given to meeting senior levels of government, to increasing the over-size truck permit fee to raise necessary revenue for street improvements and to specified hours for truck movement.

(At this point in the proceedings, Mayor Phillips returned to the Chair)

cont'd....

Regular Council, November 25, 1975 . . . . . 22

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Truck Transportation in Vancouver (continued)

MOVED by Ald. Harcourt,  
SECONDED by Ald. Bowers,

THAT recommendations 9, 10, 11 and 12 of the City Engineer be referred for further study by the Engineering and Planning Departments for a report to the Standing Committee on Planning and Development.

- CARRIED

(Aldermen Boyce and Marzari opposed)

MOVED by Ald. Harcourt,  
SECONDED by Ald. Bowers,

THAT recommendations 1 through 14, including 5 as amended, but excluding recommendations 3, 9, 10, 11 and 12, be approved;

FURTHER THAT recommendation 3 be referred for further consideration by staff for report to the Planning and Development Committee;

AND FURTHER THAT recommendation 7 concerning the construction of the Powell-Clark overpass be at the full cost of the National Harbours Board.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari,  
SECONDED by Ald. Boyce,

THAT the City seek a meeting with the appropriate officials of both the Provincial and Federal Governments early in the new year, to discuss financing of the Burlington-Northern Cut truck route and other costs inherent in the City Manager's report of November 5, 1975, on truck transportation in Vancouver.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 9:07 p.m.

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The foregoing are Minutes of the Regular Council Meeting of November 25, 1975, adopted on December 2, 1975.

A. Phillips

MAYOR

J. M. L. L.

CITY CLERK

Manager's Report, November 21, 1975 . . . . . (WORKS - 1)

WORKS AND UTILITY MATTERS

RECOMMENDATION:

1. Local Improvement by Petition

The City Engineer reports as follows:

"The program for the beautification of the Kerrisdale Shopping Area developed by the Planning Department, the Architects, and the Merchants' Committee included the installation of yellow fabric awnings on both sides of 41st Avenue between West Boulevard and Yew Street. These were to have been local improvements paid for by the abutting properties and were to have been advanced separately from the Local Improvement for the surface work on 41st Avenue. Because each awning would require the consent of the abutting owner to fasten to his building, separate petitions were drawn for each awning, incorporating that consent.

In a meeting held April 17, 1973, Council adopted a recommendation of the City Engineer and Deputy Director of Planning which stated, 'if only a few petitions are signed, the whole question of awnings will be reconsidered and the matter will be reported to Council'. Twenty-one petitions were issued in June 1973.

Only one of these petitions has been returned, for one fifty-foot frontage on the south side. The Merchants' Committee advise that no others have been signed. It is apparent that there is not now support for this phase of the beautification program. Property Owners normally install awnings themselves under the provisions of the Building By-law. The reason for proposing City involvement was to encourage uniformity and continuity. There is no justification for the City proceeding with one awning.

The following are the formal reports required by the Local Improvement Procedure By-law when a sufficiently signed petition has been filed.

First Step

'A petition for installation of an awning over the sidewalk of 41st Avenue, abutting lots 18 and 19, block 9, D.L. 526, sufficiently signed by the affected property owner, has been forwarded to me by the City Clerk. I have to advise that it is not advisable to undertake this project as a local improvement.'

Second Step

The Director of Finance submits the following report on the financial arrangements:

'In accordance with the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated November 4, 1975.

The estimated cost of the project is \$5,000 of which the City's share is NIL.

I have to report that the necessary financial arrangements could be made to carry out this work'."

The City Manager has decided that it is not desirable to undertake this project as a local improvement and RECOMMENDS that it not be advanced further.

CONSIDERATION:

2. Lane Lighting Local Improvement Projects

The City Engineer reports as follows:

"At the Special Council meeting on October 23, 1975, and again on October 28, 1975, Council deferred the following motion pending a report from the officials;

'MOVED

That excluding the West End area where any single-family properties abut commercial areas, the cost of lighting lanes be apportioned to the commercial properties only.'

This report is intended to correct the residential rate, explain present policy of cost sharing and to examine the implications of the proposed motion. Information on the lanes involved is shown in Appendix "A".

Manager's Report, November 21, 1975 . . . . . (WORKS - 2)

Clause 2 Cont'd

I. Correction of Residential Rate.

It was explained at the Court of Revision that the business rate was shown in error on the notices sent to the residential owners on these projects. It was estimated that the residential (one and two family zoning) rate should be 45¢ per foot compared with 90¢ per foot for other property.

To correct the error, the lanes must be designated to be "thoroughfares" for the purposes of Part II of the Local Improvement Procedure Bylaw and the residential rate set. As a result, the City's share of the projects will be increased by \$2,275. This amount is available from the Unallocated Basic Street Lighting Capital Funds.

II. Cost Sharing of Lane Lighting Projects.

Council in 1973 approved a program of lane lighting by the local improvement method. The Local Improvement Procedure Bylaw was amended to include such projects, and provided that the costs be shared in much the same manner as for street lighting projects.

The Local Improvement Bylaw contains a number of sections which, in effect, provide that costs of local improvements in excess of that required to fulfil the local need will be borne by the City at large. This principle applies to such things as street and lane paving and street lighting, and under Section 16 (3)(b) also applies to lane lighting projects. The result of this is that in any year all residentially zoned property is assessed at the same rate regardless of the actual cost of the improvement.

The standard spacings for lane lighting as described in our report to Council dated August 24, 1973, are shown below, along with the estimated costs for the projects.

	<u>Approximate Spacing of Lights</u>	<u>Estimated Cost Per Abutting Foot</u>	<u>Estimated Annual Cost Per Foot Over 10 Years</u>
Residential (Single and Two Family)	200 ft.	45¢	7¢
Business, Commercial and Multiple Dwelling	100 ft.	90¢	14¢

The annual residential assessment for a ten year period based on these rates, would be \$2.30 on a 33 foot lot and \$3.50 on a 50 foot lot.

III. Implications of the Proposed Motion.

The proposed motion is not in keeping with the following basic assumptions:

- (a) The installation of lane lights is a benefit to both residential and business property as a crime deterrent and a convenience. Exempting residential property would imply that the lighting does not benefit residential property when it abuts a business lane. The fact that no 'Notices of Objection' were received on nine of the eleven projects suggests that many residential owners may agree that lane lighting provides a benefit.
- (b) Residential property owners in these projects should pay no more and no less than any other residential property owners, irrespective of abutting commercial property or other circumstances.
- (c) Commercial property owners in these projects should pay no more and no less than any other commercial property owners, irrespective of abutting residential property or other circumstances.

Because the proposed motion would create inequities for both residential and commercial property owners, I feel the present cost-sharing formula should be retained. However, should Council wish to carry out the intent of the motion, the following action should be taken:

Manager's Report, November 21, 1975 . . . . . (WORKS - 3)

Clause 2 Cont'd

The Director of Legal Services should be instructed to bring forward the necessary amendment to the Local Improvement Bylaw. To insure that this amendment correctly reflects Council's wishes, the following understanding should be confirmed or corrected:

- (a.) The policy will apply to multiple-dwelling property in the same way as to commercial and industrial;
- (b.) The intent is that, on such 'zoning-boundary' lanes, the share which would normally fall on the residential properties shall be added to the share borne by the other properties; and
- (c.) These projects are not to be undertaken as advanced, and the Engineer is to re-advance them applying the new cost-sharing formula.

If, however, Council agrees that the present cost sharing formula should be retained the required steps would be that:

1. The lanes listed on the attached table be declared 'thoroughfares' for the purposes of Part II of the Local Improvement Procedure Bylaw;
2. The estimated rate for residential (one and two-family) properties on these projects be corrected to 45¢ per front foot;
3. The additional \$2,275 of City's share be provided from 218/7505 'Installing Lane Lighting - Unallocated' and 218/7506 'Unspecified Projects';
4. The projects listed (Nos. 39, 40, 41, 43, 47, 48, 62, 63, 88, 89 and 90, Schedule 434), be undertaken."

The City Manager submits the matter to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 5/5 6

MANAGER'S REPORT, November 21, 1975

BUILDING

BUILDING & PLANNING MATTERS

INFORMATION

1. 1929 East 6th Avenue.

A letter has been received from Mrs. Betty Dugas of 1937 East 6th Avenue, dated October 24, 1975, respecting the condition of the building at 1929 East 6th Avenue. Mrs. Dugas feels that merely keeping this empty building secure is "not the answer" to her problem.

The Director of Permits and Licenses reports as follows:

"The above building which is a two storey frame house has been unoccupied for a number of years. From time to time the building has been found to be open to the public. The owner has been contacted and asked to make the building secure. On each occasion this has been done.

There was a fire in the building in July 1974, and following this, the building was again secured and the yards placed in an acceptable condition.

Inspections show that the building is not structurally unsound or in danger of collapse. Recently this Department has taken action to have the building again made secure, it having been broken into by neighbourhood vandals. This work was carried out by a contractor on orders from the City and the charges will be placed against the Tax Roll.

It is not felt that the structural condition of the building is such that demolition could be ordered. Council has power under section 324A of the Charter, to declare the building unkempt and dilapidated and a nuisance in the neighbourhood. They may then order the building to be torn down or repaired.

If Council wishes to take such action, the Director of Legal Services should be requested to prepare the appropriate resolution."

The City Manager submits the report of the Director of Permits and Licenses for Council's INFORMATION.

CONSIDERATION

2. 724 Kingsway & 705 Kingsway - Development Permit Application # 70462 (Retention of the use of the Building as a Retail Store)

The Director of Planning reports as follows:

"Development Permit Application #70462 has been filed by Mr. S. Kopelow to continue the use of the building, located at 724 Kingsway, for furniture sales and showroom, for a further period of time and for the provision of ancillary parking at 705 Kingsway (north-east corner of Kingsway and Fraser Street).

City Council, on May 28th, 1974, when dealing with a previous similar development permit application, at the request of Mr. Kopelow, resolved:

"That this Development Permit Application be approved for a period of one year on the understanding that 11 parking spaces will be provided on the site of the Union 76 Service Station at the northeast corner of Kingsway and Fraser Street."

Cont'd.

Manager's Report, November 21, 1975

BUILDING

Clause No. 2 Continued.

This previous Development Permit Application had been refused by the Technical Planning Board for the following reasons:

"The off-street parking as proposed to be provided on the neighbouring gasoline service station site is considered unsatisfactory, having regard to the distance (198') from the subject site and the lack of sufficient space on the service station site. Further, it is considered that there is insufficient peculiarity of site or development to otherwise warrant the relaxation of the required 11 off-street parking spaces and the relaxation of the required 2 off-street loading and unloading spaces to nil. "

This decision of the Technical Planning Board was later upheld by the Board of Variance.

Information was submitted at that time that 11 parking spaces would be provided on the site of the Union 76 Service Station, at the northeast corner of Kingsway and Fraser Street. The parking agreement was for a period of one year, with an option to continue for a second year.

The applicant advised that the use proposed was for a retail furniture showroom. Furniture would be on display, customers would choose their merchandise and the goods ordered would be delivered direct from a warehouse. Furniture displayed in the showroom would only be changed very infrequently. Loading and unloading would be done from a side-loading truck in the City lane and would not interfere with the traffic flow in the alleyway.

The off-street parking on the service station site is a 198' distance from the furniture store (maximum distance 150' is permitted by the regulations of the Zoning and Development By-law). Further, it was considered that there was insufficient space available on the service station site to allow for the permanent assignment of eleven off-street parking spaces as proposed. The open areas of the service station were observed to be used for the parking of trailers and cars. This service station is located at the northeast corner of Fraser and Kingsway which is across a busy intersection from the retail store.

The use of the building at 724 Kingsway for a furniture showroom and retail sales requires eleven off-street parking spaces and two off-street loading/unloading spaces. The previous use of the building (wholesale business) required only 7 off-street parking spaces. The Zoning and Development By-law states that if a change of use of a building increases the required parking by more than 10%, then the total required parking for the building is to be provided.

It is noted that the parking situation in the area has not improved since the previous approval last year and that there is a lack of off-street parking facilities in the area.

After contacting the applicant, a letter has been submitted from Mr. J.A. Godfrey of the Union 76 Service Station which states:

"This is to inform you that we will continue to supply Shellmar Furniture Ltd. with additional off-street parking. Present arrangements are for four spaces with more available if required. "

The Director of Planning has considered this development permit application and would only be prepared to approve retail uses in this area if adequate parking is provided and considers that this proposal would not meet that requirement. The previous use of this building was wholesale which requires less off-street parking facilities.

Manager's Report, November 21, 1975

BUILDING

Clause No. 2 Continued.

It is suggested that if Council wish to approve this application with parking on the neighbouring site, there should be conditions of approval requiring that a minimum of 11 off-street parking spaces at 705 Kingsway be clearly identified and properly maintained for the use of the subject development at 724 Kingsway and that a proper lease be entered into for the parking facilities. "

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

RECOMMENDATION

3. Strata Title Application - Conversion 2417 through 2449 Point Grey Road.

The Director of Planning reports as follows:

An application has been received from Marlin L. Loeppky (Notary Public) agent for Dugold John McAlpine (owner) and six tenants, for Council approval to convert the eight suite apartment building (two-storey and basement) at the above address from rental to Strata Title ownership.

N.B. See Appendix "A" for site plan.

The applicants have submitted the following information:

1. Prospectus
2. Strata Plans
3. Declaration from agent that six of the eight tenants wish to purchase their dwelling units and the remaining two tenants will be allowed to remain as tenants.
4. Declarations from the eight tenants approving of the joint proposal to convert the building from rental to strata title ownership.
5. Declaration from G. SAYERS, P. Eng., concerning the state of repair, general workmanship and finishes of this building.

N.B.: Copy of Prospectus available for inspection at the City Clerk's Office

Further to the condition of the building, the City Building Inspector reports as follows:

"This building is in compliance with the Building By-law except the fire separations between dwelling units must be carried up to the roof in the attic space. The plumbing and electrical installations are satisfactory.

I am in receipt of a letter from G. Sayers, P. Eng, Professional Engineer in which he states:

"The state of repair, general workmanship and finishes compare favourably with the standards as set by Central Mortgage and Housing Corporation." "

Cont'd.

Manager's Report, November 21, 1975

BUILDING

Clause No. 3 Continued.

Since six of the eight tenants in this apartment building wish to purchase their dwelling units and since all eight tenants approve of this application, the Director of Planning with the concurrence of the Director of Permits & Licenses RECOMMENDS that:

This application be approved, thereby permitting the conversion of these premises to Strata Title ownership, subject to the following conditions:

That a Certificate of Approval (Form #10) shall not be issued by the Approving Officer until this building substantially complies with the applicable City by-laws, to the satisfaction of the City Building Inspector and at no cost to the City."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

4. Strata Title Application - Conversion 2569-2571 Cornwall Street.

The Director of Planning reports as follows:

An application has been received from Jack & Beverley D. Pinch and D.E. & Mary A. Streadwick, for the approval of City Council to convert their semi-detached two-family dwelling from joint ownership to strata-title.

This two storey with basement, wood-frame building was erected in 1940 and was purchased by the present joint-tenants noted above, in 1967. (See Appendix 'A' for site plan). The applicants have submitted the following information:

1. Prospectus
2. Strata Plans
3. Declarations from the joint-owners that they occupy their respective units and there are no tenants.
4. Declaration from GERARD WAGNER, Architect, that the building is of reasonable quality for its age.
5. Declaration from S.H. POPE PENG - Consulting Engineer, that the building is in sound condition for its age.

NB: Copy of prospectus available for inspection at the City Clerk's office.

Further to the condition of the building, the City Building Inspector reports as follows:

"Inspections have been carried out at the above addresses and the following are the requirements of this Department.

Building Bylaw:

1. The 3/4 hour fire separation between the two units must be continuous from the footing to the under side of the roof deck. This can be done by providing a new 3/4 hour partition in the attic space and by covering the party wall in the basement with <sup>1</sup>/<sub>2</sub>" UL Gypsum Board on both sides.

Cont'd.

Manager's Report, November 21, 1975

BUILDING

Clause No. 4 Continued.

Plumbing & Gas Bylaw:

1. Water piping to be separated for each side - each tenant having control of their water service and all other supply piping.

Electrical Bylaw:

1. Receptacles on appliance circuits are to be installed where needed in the basement of 2569 - 2571 Cornwall Street.
2. The receptacle in the bathroom on the second floor of 2569 Cornwall Street is to be removed.
3. All unapproved extension cords on the premises at 2569 - 2571 Cornwall Street must be removed and approved outlets installed where needed.
4. All wiring, fittings and fixtures on the premises at 2569 - 2571 Cornwall Street are to be checked and put in good repair.
5. The knob and tube wiring in the basement of 2569 Cornwall Street must be placed in a good state of repair."

Since the applicants have jointly owned and occupied both dwelling units since 1967 and there are no tenants involved, the Director of Planning with the concurrence of the Director of Permits and Licences RECOMMENDS that:

This application be approved, thereby permitting the conversion of these premises to Strata Title ownership, subject to the following conditions:

That a Certificate of Approval (Form #10) shall not be issued by the Approving Officer until this building substantially complies with the applicable City bylaws, to the satisfaction of the City Building Inspector and at no cost to the City."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

5. Strata Title Application - Conversion 1004 Hamilton Street.

The Director of Planning reports as follows:

An application has been received from International Centura Industries Ltd. of 1120 Hamilton Street, for the approval of City Council to convert an existing two storey warehouse at 1004 Hamilton Street into 34 Strata Lots. (See Appendix 'A' for site plan.)

The applicant has submitted the following information:

1. Prospectus
2. Building elevations and floor layout

NB - Copy of prospectus available for inspection at the City Clerk's Office.

Cont'd.

Clause No. 5 Continued.

The second storey was added to this building in 1971 and with respect to its present condition, the City Building Inspector reports as follows:

"This building is essentially in accord with the Building Bylaw (which includes the National Building Code) except for compliance with the provisions for the handicapped. There is no basic reason to oppose the conversion of the building to a strata titled complex. The applicant should be advised however that he must obtain a building permit to cover the new layout and the building must continue to comply with the Building Bylaw. For example, all occupants of the building must have access to the two exists by means of a public corridor all installed in accordance with the Building Bylaw."

Since the work to be done will not involve the structure but will consist primarily of the installation of partitions to divide the building up into parcels, and recognizing the use to be a warehouse, I will not require compliance with the Handicapped regulations."

Since this warehouse is properly located in the Downtown District (D.D.) and the building contains no residential accommodation, the Director of Planning, with the concurrence of the Director of Permits and Licences, RECOMMENDS that:

This application be approved, thereby permitting the conversion of these premises to Strata Title ownership, subject to the following condition:

"That a Certificate of Approval (Form #10) shall not be issued by the Approving Officer until this building substantially complies with the applicable City bylaws, to the satisfaction of the City Building Inspector and at no cost to the City."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

6. 1855-1895 West 10th (North Side of West 10th East of Cypress Street). Lots 16-20, Block 346, D.L. 526.  
 Present Zone: (RT-2) Two-Family Dwelling District  
 Requested Zone: (RM-3) Multiple Dwelling District  
Applicant: Mrs. G. A. Tupper (on behalf of the owners).

The Director of Planning reports as follows:

"An application has been received from Mrs. G.A. Tupper on behalf of the owners to amend the Zoning and Development By-Law No. 3575 whereby the above-noted lands be rezoned from (RT-2) Two-Family Dwelling District to (RM-3) Multiple Dwelling District for the purpose of:

'rezoning the above-described property from (RT-2) to (RM-3) for three storey apartment buildings or highrise senior citizens retirement home'.

SITE DESCRIPTION

The site is located on the north side of the 1800 block of West 10th east of Cypress Street and is composed of 5 lots which have a frontage of 50 feet and a depth of 125 feet to a 20 foot lane, for a total site area of 31,250 square feet. The site is zoned (RT-2) Two-Family Dwelling District and is developed with duplexes, a rest home and a boarding house. (See Appendix A).

Manager's Report, November 21, 1975

BUILDING

Clause No. 6 Continued.

The lands to the west, south and east are zoned (RT-2) Two-Family Dwelling District and are developed with duplexes and conversions. The land to the north is zoned (C-3A) Commercial District and is developed with various retail outlets. The block to the southwest of the site is zoned (RS-1) One-Family Dwelling District and is developed with the Lord Tennyson School.

The rezoning of this site from (RT-2) Two-Family Dwelling District to (RM-3) Multiple Dwelling District would be an isolated (RM-3) Multiple Dwelling District allowing a development of a higher bulk and intensity of use in an area presently zoned (RT-2) Two-Family Dwelling District."

V.C.P.C.

The Vancouver City Planning Commission when considering the application on November 5, 1975, endorsed the recommendation of the Director of Planning.

RECOMMENDATION

That the application to rezone be not approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

7. East 33rd Avenue near Knight Street, Lot 13, Block 7, D.L. 705  
Present Zone: (RS-1) One Family Dwelling District  
Requested Zone: (C-1) Commercial District  
Applicant: Standard Oil Company of B.C. Limited.

The Director of Planning reports as follows:

"An application has been received from Standard Oil of B.C. Limited requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above described property be rezoned from (RS-1) One Family Dwelling District to (C-1) Commercial District for the purpose of:

'Consolidating it with the two commercial lots at the north-east corner of 33rd Avenue and Knight Street, i.e. Lots 11 and 12. Development Permit Application #68075 to demolish the existing gasoline service station on the two commercial lots and replace it with a self-serve station has already received City approval (on June 20, 1975). The incorporation of Lot 13 into the redevelopment scheme will permit a more efficient layout of the new station. Traffic circulation within the interior of the site as well as ingress and egress from the property will be improved and safer as a result of the addition of Lot 13. Moreover it will be possible to carry out a more complete and comprehensive landscaping program of the new development with a larger parcel of land. This will improve the aesthetics and appearance of the corner and be a benefit to the whole neighbourhood. The company has owned Lot 13 for some time now for the specific purpose of enlarging the corner site. There is no intention or consideration of any further enlargement of the site. Personal contact has been made with the two neighbours immediately to the north and east of the proposed new station. They both appear to be in favour of the proposal and have no objection to our proceeding with the development as proposed.'

Manager's Report, November 21, 1975

BUILDING

Clause No. 7 Continued.

SITE DESCRIPTION

The site is situated near the N.E. corner of East 33rd Avenue and Knight Street. The site has a frontage of 33 feet on East 33rd Avenue by a depth of 110 feet for a total site area of 3630 square feet. The land to the west which is occupied by a gasoline service station has a frontage of 84 feet on East 33rd Avenue by a depth of 110 feet for a total site area of 9240 square feet. See Appendix A. The site together with the land to the west which are proposed for redevelopment have a total site area of 12,870 square feet. See Appendix A.

The site is zoned (RS-1) One Family Dwelling District and is developed with a one family dwelling. The existing service station to the west is zoned (C-1) Commercial District, as is the N.W. and S.W. corners of East 33rd and Knight which are developed with a grocery store and a self-serve gasoline service station.

The lands to the North, South and East of the site are zoned (RS-1) One Family Dwelling District and are developed with one family dwellings, except to the south which is developed as Kensington Park.

PROPOSED DEVELOPMENT

The architects drawings forming part of the application indicate a proposed development containing two pump islands and a one storey sales office of 345 square feet. The proposed sales office contains a service counter and two restrooms.

Ingress and egress to the proposed development is from East 33rd Avenue and from Knight Street. The submitted drawings indicate that landscaping is to be included along the eastern and northern edges of the proposed development.

From the Planning Department's point of view there is adequate commercially zoned property in the area and it cannot support the expansion of a commercial zoning that is intended to serve the needs of the local residents. The self serve gasoline station can be developed on the existing zoned (C-1) Commercial District property to the west.

V.C.P.C.

The Vancouver City Planning Commission when considering the application on November 5, 1975, endorsed the recommendation of the Director of Planning.

RECOMMENDATION

That the application to rezone the site be not approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

Cont'd.

Manager's Report, November 21, 1975

BUILDING

8. South Side of West 37th Avenue between Vine and Balsam Streets.  
 Lots 1 - 5 of Subdivision 11, Block 17, D.L. 526  
 Present Zone: (RS-1) One Family Dwelling District  
 Requested Zone: (RM-3A) Multiple Dwelling District  
Applicant: Mr. Martin Zlotnik

The Director of Planning reports as follows:

"An application has been received from Mr. Martin Zlotnik requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the site be rezoned from (RS-1) One-Family Dwelling District to (RM-3) Multiple Dwelling District for the purpose of:

'constructing a 45 suite rental apartment complex consisting of 17 three bedroom units and 28 two bedroom units. It is anticipated that the units will be rented in the medium rental range.'

A letter was received from Mr. Martin Zlotnik on November 17, 1975 requesting that his application to rezone to (RM-3) Multiple Dwelling District be amended to request to rezone to (RM-3A) Multiple Dwelling District. The application was amended on November 17, 1975.

#### SITE DESCRIPTION

The site is located on the south side of West 37th Avenue between Vine and Balsam Streets and has a frontage of 270 feet and a depth of 122 feet, to a 20 foot lane. The total site area is 32,940 square feet which is composed of 5 lots zoned (RS-1) One-Family Dwelling District and is developed residentially with one family homes, except for one lot which contains no buildings.

The lands to the west, north and east are zoned (RS-1) One-Family Dwelling District and are developed with single family homes. The land to the south is zoned (RM-3) Multiple Dwelling District and is developed for the most part with apartment buildings of various heights.

#### PROPOSED DEVELOPMENT

The architects' drawings forming part of the application indicate a proposed development containing 45 units consisting of 17 three bedroom units (980 square feet) and 28 two bedroom units (820 square feet).

#### CALCULATIONS (as submitted by the applicant)

Site area	32,940 square feet
Floor area	17 - 3 bed @ 980 sq.ft. = 16,660 square feet
	28 - 2 bed @ 820 sq.ft. = 22,960 square feet
	Circulation = 4,400 square feet
	Cores = 1,100 square feet
	Basement = 2,000 square feet
	TOTAL = 47,000 square feet

Cont'd.

Manager's Report, November 21, 1975

BUILDING

Clause No. 8 Continued.

Floor Space Ratio permitted under (RM-3) (with bonus) = 1.5± or  
49,500 square feet.

Off-Street Parking 1 per 725 square feet gross - 65 spaces

The Urban Design Panel in its meeting of October 30, 1975:

"The Panel does not wish to involve itself with the rezoning question but wishes to say that if this land were to be rezoned, this design would present a suitable form of development in that it would provide a good transition between the (RM-3) zoned area and the residential part of Kerrisdale."

Recommendation: that if the application to rezone is approved, the Panel would approve the design."

The Planning Department cannot support the rezoning of the site from (RS-1) One-Family Dwelling District to (RM-3) Multiple Dwelling District as it would be an extension of the (RM-3) area to the south which would allow a development of a higher bulk and intensity of use in an area presently zoned (RS-1) One-Family Dwelling District. The rezoning would also create a great deal of uncertainty and instability in what is presently a solid, well-maintained residential area.

The Vancouver City Planning Commission considered the application at its meeting of November 5, 1975. A motion to support the Director of Planning's recommendation was lost (4 to 3). Two other motions were then moved, that recommended that the application be reconsidered as a (CD-1) Comprehensive Development District and that the application also be considered under the (RM-1) Multiple Dwelling District. Both of these motions were lost (4 to 3). The V.C.P.C. could not reach a decision on application and recommendation of the Director of Planning.

RECOMMENDATION: That the application to rezone be not approved.

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

9. S.W. Corner of Grandview Highway and Slocan. Lot 2 of A, Sec. 45, T.H.S.L. Present Zone: (RS-1) One-Family Dwelling District. Requested Zone: (CD-1) Comprehensive Development District. Applicant: Dr. G. Visentin on behalf of the Italian Folk Society of British Columbia.

The Director of Planning reports as follows:

"An application has been received from Dr. G. Visentin on behalf of the Italian Folk Society of British Columbia, requesting an amendment to the Zoning and Development By-Law No. 3575, whereby the above-described property be rezoned from (RS-1) One Family Dwelling District to (CD-1) Comprehensive Development District for the purpose of:

"Building the Italian Cultural and Recreational Centre as proposed by the Italian Folk Society of British Columbia."

Manager's Report, November 21, 1975

BUILDING

Clause No. 9 Continued.BACKGROUND:

The Director of Planning in a report to Council dated April 1, 1975 dealing with Development Proposals for the Beaconsfield Park Area reported that various groups representing the city's Italian Community had approached Council requesting that a portion of the site be sold at a reasonable price for an Italian Community Centre.

The B.C. Italian Folk Society, which reports a membership of 65,000 in the Province of B.C., has proposed to develop an Italian Cultural and Recreational Centre on the westernmost three acres of the subject site. The Centre would be open to the general public and would include day-care facilities, library and reading room, art workshops, conference rooms, music and dance school, swimming pool, bocce fields and an Italian style licensed cafe.

The Planning Department recommended to Council and Council approved on April 8, 1975 that

"The B.C. Italian Folk Society be offered a 3.0 acre parcel of land as outlined in Alternative 2 (See Appendix A) for so long as the site is used for the purpose intended and outlined in this report (outlined above) with the City reserving unto itself a possibility of reverter, subject to the following conditions:

- (a) The price for the site to be \$100,000 per acre as per the Mayor's letter dated March 21, 1975 with such reduction as may be necessary re piling costs.
- (b) The B.C. Italian Folk Society to make application to rezone the 3.0 site to permit the development of an Italian Cultural and Recreational Centre, and to commence development within one year of receipt of rezoning.
- (c) The B.C. Italian Folk Society to enter into agreements with the City or the Greater Vancouver Sewerage and Drainage District as required with respect to bulkheads, easements, walkways, etc.
- (d) The B.C. Italian Folk Society to obtain a development permit and the date of sale to be 120 days from the date of Council's approval of the sale or the date of issuance of the permit, whichever is sooner.
- (e) Arrangements for the removal or relocation of the gas anode bed on the easterly portion of the site, if required, to be the responsibility of the B.C. Italian Folk Society.
- (f) The Society enter into an agreement with the City, undertaking to comply with the guidelines attached to the foregoing report as Appendix V."

NOTE: The April 1, 1975 report is attached as Appendix B.

SITE DESCRIPTION

The site is located at the S.W. corner of Slocan Street and Grandview Highway, and is 550+ feet on Slocan Street and has a depth of 250+ feet for a total site area of 3 acres. The site is zoned (RS-1) One Family Dwelling District and is presently vacant. See Appendix A.

Except for the land north of the lane north of 14th Avenue and east of Slocan Street which is zoned (C-2) Commercial District the surrounding lands are zoned (RS-1) One Family Dwelling District. The RS-1 lands are developed with single family dwellings to the southeast, Beaconsfield Park to the south and vacant land to the east and west.

Manager's Report, November 21, 1975

BUILDING

Clause No. 9 Continued.

The lands to the east which are also city owned are designated as a potential housing site. The site, plus the vacant land to the west was used for a sanitary land fill in the 1920's and approximately 75% of the land is covered by 8 to 9 feet of uncompacted refuse, some of it overlying peaty soils.

PROPOSED DEVELOPMENT

The architect's drawings forming part of this application marked 'Received City Planning Department October 10, 1975' indicate a one storey plus basement building containing a library, classrooms, art and crafts rooms, kitchen, nursery, custodian apartment and main hall.

Bocce lanes and off-street parking is provided north of the building.

CALCULATIONS

Site Area:	130,680 square feet
Total Floor Area:	36,462 square feet
Floor Space Ratio:	0.27 (gross)
Site Coverage:	Buildings 31,269 sq. ft. or 24% Vehicular Facilities 37,975 sq. ft. or <u>29%</u> <u>53%</u>
Height:	Not to exceed 32 feet as measured from the average building grade of Slocan Street.
Off-Street Parking:	129 spaces are indicated

The Urban Design Panel considered the application at its meeting on October 16, 1975:

"The Panel is not opposed to this rezoning application but finds it difficult to evaluate the design without more detail and a small scale model.

Recommendation: That the Director of Planning supports this rezoning application and encourage the architects to proceed toward a development permit application while heeding the Panel's comments above."

Prior to the Public Hearing the Planning Department will hold a Public Information Meeting in the area.

V.C.P.C.

The Vancouver City Planning Commission when considering the application in its meeting of November 5, 1975, endorsed the recommendation of the Director of Planning.

Cont'd.

Manager's Report, November 21, 1975

BUILDING

Clause No. 9 Continued.

RECOMMENDATION:

That the application to rezone the site from (RS-1) One- Family Dwelling District to (CD-1) Comprehensive Development District be approved with the CD-1 By-Law restricting the development as follows:

USES:

Cultural and Recreational Centre  
Bocce lanes  
Off-street Parking and  
Customary ancillary uses

FLOOR SPACE RATIO: Not to exceed a gross floor space ratio of 0.30.

HEIGHT:

Not to exceed one storey plus a cellar nor 35 feet in height measured from the average building grade of Slocan Street as determined by the City Building Inspector.

OFF-STREET PARKING: 129 spaces

AND SUBJECT TO THE FOLLOWING:

That the detailed scheme of development be approved by the Director of Planning following further advice from the Urban Design Panel with particular regard to the provision and maintenance of vehicular ingress and egress, off-street parking, garbage collection and landscaping.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 5/6, 7

Manager's Report, November 21, 1975 . . . . . (FIRE - 1)

FIRE & TRAFFIC MATTERS

INFORMATION

1. Flower Vending Kiosk of Mr. W. Kostyk

The City Engineer reports as follows:

"Reference is made to a communication (attached) dated September 22, 1975, received from Mr. William Kostyk, an applicant for various street vending permits to sell flowers throughout the City.

Mr. Kostyk's letter relates the previous history of his vending operation as well as a description of his present financial status. Mr. Kostyk requests that he be permitted exemption from design standards for at least five kiosks until such time that he can afford conversion to kiosks of City design standard.

HISTORY

In 1974, following many complaints from the public, merchants and members of Council as to the appearance of the existing kiosks, Council decided that

'the City Engineer would produce designs, with the aid of consultants if necessary, which would be used by vendors rather than their own designs.'

On November 5, 1974, Council appointed Mr. Ron Bain as the consultant to design three types of vending kiosks. In his terms of reference, Mr. Bain was required to meet with vendors, merchants and City officials to establish appropriate criteria for the designs. Mr. Bain complied with this requirement, following which, his designs were produced and presented to Council for approval.

On February 11, 1975, Council resolved that

- 1) only the kiosk designs contained in the appendix of (this) report (dated January 24, 1975) and prepared by Mr. Bain be permitted in the future,
- 2) a new guideline for implementation be added which requires the vendor to choose one of the portable designs with exceptions to this being permitted by the City Engineer only in rare cases,
- 3) all existing kiosks be replaced no later than June 1, 1975. In cases of extreme hardship, extensions be permitted by Council,
- 4) removal of illegal kiosks after seven days warning be authorized with provision for storage and return on payment of removal costs.

Council also moved:

- a) that three kiosks be constructed by the City and sold to vendors to be used as prototypes by other vendors,
- and -
- b) that a special committee of Council comprised of the Mayor and Aldermen Cowie and Harcourt be established to meet with officials and vendors to discuss the positioning of kiosks, development of additional prototypes for vending kiosks and to review on an individual merit basis, all kiosks presently in use on the Granville Mall.

Clause #1 continued:STATUS

On March 25, 1975, Council received for information a report from the special committee re: Street Vending. The committee had considered all kiosks (known of at that time) and had recommended that all were to be replaced no later than June 1, 1975, with the exceptions as noted in the report.

Mr. Kostyk's kiosk design was considered, and the committee decided that no exception should be made for his particular operation.

Mr. Kostyk had one kiosk in operation on-street on the June 1st deadline, and since it was not an approved design, it was removed by City crews on June 3, 1975. After payment of costs, the kiosk was returned to Mr. Kostyk on June 11, 1975, following which, he modified the design somewhat in an attempt to conform to City design standards and placed this kiosk on-street during the month of August. It should be mentioned, at this time, that Mr. Kostyk has modified only one kiosk and should Council grant him an exemption for this design, he proposes only to modify the remaining four kiosks accordingly.

Negotiations have been continuing with Mr. Kostyk for some time in an attempt to achieve a workable arrangement, but he insists on utilizing a non-standard kiosk. The modified kiosk does not meet City design specifications regarding appearance, size and materials, although it is similar in colour.

Another flower vendor, operating in two locations downtown, was required to construct a City design kiosk by June 1, 1975, in order to remain on-street legally. He did so and finds the kiosk adequate for his flower vending operation.

Since many vendors have asked and continue to ask to be exempted from Council's decision to permit only those designs made by the consulting architect, making any exceptions other than those made by the Council committee on a one-time basis, could result in a reversal to the situation which existed before Council instructed that only a standard design be used. Such a policy is only workable if exceptions are not made."

The City Manager submits the matter to Council for INFORMATION.

NOTE: DELEGATION REQUEST THIS DAY. (See attached letter.)

FOR COUNCIL ACTION SEE PAGE(S) 1/8

Manager's Report, November 21, 1975

FINANCE

FINANCE MATTERS

INFORMATION

1. Tender Awards.

"In accordance with Council policy contracts for the following supplies were awarded by the City Manager/authorized City Officials:

7 Gang Tractor/Mower Assemblies  
Fire Hose

Vehicular Battery Chargers for Police Portable Radios  
Trucks

Rental of Traffic Barricades

Decorative Globe Type Street Lighting Fixtures & Poles

Supply of Office Chairs

Self Contained Hopper Type Spreader Bodies

Tailgate Mounted Salter Sanders

Truck Mounted Aerial Ladders

Reinforcing Steel and Merchant Steel

Truck Mounted Aerial Ladders

Lubricating Oils

Copies of the Details of these Tender Awards are attached.

The City Manager submits the foregoing report for Council's INFORMATION.

RECOMMENDATION

2. Contract of Guarantee with Mr. Wilson Chen re Mid East Enterprises Ltd.

The Director of Legal Services reports as follows:

"Pursuant to a Council resolution of July 30, 1974, the City entered into a lease of the premises at 570 Carrall Street with Mid East Enterprises Ltd. It is a term of that lease that Mid East post a bond in the sum of \$3,000.00 to secure demolition and clean-up of the premises upon termination of the lease. It is also a term of the lease that Mid East Enterprises Ltd. make the necessary arrangements with the City concerning the sidewalk crossings which service the premises.

After much delay, the Law Department finally arranged that the old crossing agreement be assigned to Mid East and stipulated that the obligations of Mid East in respect of the sidewalk crossings be secured by a bond of \$4,000.00.

Mid East is unable to post the necessary bonds. However, a director of the company, Mr. Wilson Chen of 106 North Holden Street, Burnaby, B. C., has put the City in possession of various bearer bonds totalling \$7,000.00 to secure the performance by Mid East of its obligations to the City. Inasmuch as Mr. Chen insists that the bearer bonds are his personal property rather than assets of Mid East, it is preferable that the City enter into a formal contract of guarantee pursuant to which Mr. Chen is to guarantee the obligations of Mid East Enterprises Ltd. as described.

Cont'd.

Clause NO. 2 Continued.

Accordingly, it is RECOMMENDED that the City enter into a contract of guarantee with Mr. Wilson Chen whereby Wilson Chen is to save harmless and indemnify the City against breaches of covenant on the part of Mid East Enterprises Ltd. pursuant to the aforesaid lease and the aforesaid assignment of crossing agreement, such contract of guarantee to be to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

3. Replacement Billing Machine -  
Property and Insurance Division

The Director of Finance reports as follows:

"The Property and Insurance Division of the Finance Department presently issues approximately 1000 rental invoices per month. This amount will greatly expand upon completion of the False Creek and Champlain Heights developments.

The present billing machine in use is approximately 12 years old and is in a state where it has become unreliable and in fact may break down completely at any time. We have been advised that due to age, the machine can not be repaired.

The Purchasing Agent recommends that the present billing machine be replaced immediately and advised that the replacement cost is approximately \$12,000.

RECOMMENDED that the billing machine for the Property and Insurance Division be replaced immediately at an estimated cost of \$12,000, funds to be provided from Contingency Reserve."

The City Manager RECOMMENDS approval of the foregoing report of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) *1/8*

Manager's Report, November 21, 1975.....(PERSONNEL - 1)

PERSONNEL MATTERS

INFORMATION

1. Increase in Premiums - Travelers Group Policy GA-201699

The Director of Personnel Services reports as follows:

"Employees of the City and Park Board represented by the Canadian Union of Public Employees, Local 1004, are covered by a Sickness and Accident Insurance plan underwritten by the Travelers Life Insurance Company of Canada. Under the plan, an employee is entitled to 80% of his regular pay for a maximum of 26 weeks for disabilities exceeding 3 working days. (The employer pays 100% of pay for the first 3 working days of a disability, for a maximum of 4 disabilities in any one calendar year.) Employees qualify for the plan after one year of service and at the present time approximately 1033 employees are involved (835 City and 108 Park Board).

Payment of premiums under the plan is shared between the employees and employers, with the former paying 84¢ for each \$100.00 of wages and the employers paying the balance. Any refund of premiums belongs to the employers. The present total premium is \$4.00 per \$100.00 of wages, the employers' share being \$3.16. Essentially, the basic rate has remained unchanged since 1971 although there was a minor upward adjustment from \$3.92 to the present \$4.00 in 1973 solely to provide for an improvement in coverage negotiated by the Union in that year.

We have now been advised by Travelers that as a result of adverse experience during the past policy year (May 10, 1974 to May 9, 1975) a deficit developed in the amount of \$26,340. This is in strong contrast to the 1973-74 policy year at the end of which a premium surplus of \$50,733. was returned to the City. The claims thus far in the 1975-76 renewal year are continuing at a high level: for example, losses in May, June and July approximated 100% of premiums and these are the months which are normally among the best from a claim viewpoint.

As a result of these factors Travelers informs us that an increase in premium rates will be necessary, effective on September 25, 1975, and has offered us the following two alternatives:

1. An 18.9% increase from the present \$4.00 per \$100 of payroll to \$4.76 per \$100 of payroll.
2. A 10% increase to \$4.40 per \$100 of payroll, with the added proviso for a retroactive premium payment, related to the experience, up to a maximum payment equivalent to a \$4.76 rate.

Fowler and Associates Consultants Ltd., the City's consultant in these matters, have reviewed the situation on our behalf and advise us that the proposed rates are reasonable and competitive in the circumstances. With respect to the two alternatives, they recommend that we choose the second one, since it involves possible advantages to the City and no disadvantages. The added annual cost to the City of the 10% increase, based on 1974 Payroll figures, would be \$41,522. If the retroactive payment were required under the second alternative, this would involve a further \$37,369. for a total additional cost of \$78,891. These estimates are no doubt understated due to the increased wage levels negotiated for 1975-76. There will be no additional costs to the employees since their contributions are fixed at 84¢ per \$100 of wages, as mentioned previously.

Of more concern than the increased premiums is the fact that they have been necessitated by a recent deterioration in the sick leave experience of our Outside Workers. Not only has the number of claims increased since 1973-74, but the average claim duration has lengthened as well. Obviously, such absenteeism results in operational inefficiencies such as crew adjustments disrupted work scheduling, and increased overtime payments, all of which mean additional costs to the City. The Insurer and our Consultants advise us that there is a general trend toward deteriorating sick leave experience among other groups in the community. However, the City's situation is nonetheless disturbing, particularly in view of what Travelers characterizes as a "very high ratio of claims to employees covered" (7 claims for every 10 employees covered).

Manager's Report, November 21, 1975.....(PERSONNEL - 2)

Clause #2 (Cont'd)

Every effort must be made to reduce the incidence of sick leave and the following remedial action is planned:

- (a) Travelers provides a Claim investigation service in order to ensure as far as possible that there is no abuse of the Plan. I intend to meet with them, along with our Consultant and the City Engineer, in the near future to discuss what further assistance they may be able to provide in the area of cost controls.
- (b) The Outside Workers are not presently covered by the Occupational Health Plan which applies to our other employee groups. The possibility of extending this plan to them is currently under discussion with the Union in connection with the 1975-76 Local Issues still outstanding from the 1975-76 Contract negotiations.
- (c) Earlier in 1975, Travelers began a 15% Income Tax deduction from Weekly Indemnity Claim payments to employees. Previously, no deduction had been made at the time of payment. We are hopeful that the deduction of tax at source will have some beneficial effect on experience since the reduction of the amount of disposable income may increase the incentive to return to work as soon as possible."

The City Manager submits the above report of the Director of Personnel Services for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 6/12

## PROPERTY MATTERS

### RECOMMENDATION

1. Rental Review - Lots 20-24, Block A2, D.L. 2037  
Situated - N/W Corner Station and Central Streets

The Acting Supervisor of Property & Insurance reports as follows:-

"Lots 20-24, Block A2, D.L. 2037, situated at the north/west corner of Station and Central Streets are presently leased to C.D.W. Steel Co. Ltd. for a period of approximately 23 years, expiring December 21, 1988.

The lease is subject to rental reviews at five year intervals and the Lessee has now agreed to a rental increase from \$451.00 per month plus all taxes as if levied to \$1638.37 per month, plus all taxes as if levied, the increase to be effective July 1, 1975. This rental is considered to be fair and reasonable and indicative of the increase in property values during the past five years.

RECOMMENDED that the foregoing increase be approved as of July 1, 1975."

The City Manager RECOMMENDS that the foregoing Recommendation of the Acting Supervisor of Property & Insurance be approved.

2. Lease of portion of the main floor (9,600 sq.ft.)  
of 2131 Burrard St. - (McLaren Electric Building)

The Acting Supervisor of Property & Insurance reports as follows:-

"City Council, on December 17th, 1974, approved a lease of the above space (at 2131 Burrard Street) to McLaren Electric Limited to expire December 31st, 1976, at a monthly rental of \$2,400.00, with the City being responsible for the payment of all utilities.

Subsequently, City Council on August 12th, 1975, (In Camera), in considering the disposition of lands acquired by the City for the Arbutus-Burrard Connector, approved the following recommendation:-

'That the Supervisor of Property & Insurance be authorized to negotiate leases on the McLaren Electric Building to expire December 31st, 1981; this date coincides with the expiry date of the major tenant in this building. The Director of Planning and the City Engineer concur with the recommendation, and are prepared to endorse a firm lease to existing tenants.'

Recently, Mr. Basil McLaren, the owner of McLaren Electric Ltd., has approached the City with a view to surrendering the unexpired term of his lease.

To implement this matter, his agent, Professional Realty Corporation Ltd., have located a lessee, Daycor West Accessories Ltd., who is willing to lease the space for five years commencing January 1st, 1976, to December 31st, 1981, but request an option to renew for a further period of five years under the following terms and conditions:-

- (a) Lease term to be five years from January 1st, 1976, with right of renewal for a further five years.
- (b) Rental to be \$32,400 per annum, or \$2,700 per month for the first three years.
- (c) A full rental review based on current economic rentals to be conducted after the third year. If the lease is renewed after the fifth year, the new rental will be based on economic rentals at that time and a full rental review will be conducted again after the third year of the lease renewal.
- (d) City to be responsible for payment of property taxes, heating, common area maintenance, and payment of B.C. Hydro charges up to a maximum of \$400.00 per month for this space.

Manager's Report, November 21, 1975.....(PROPERTIES - 2)

Clause #2 (Cont'd)

- (e) The parking spaces now assigned to McLaren Electric to be included. In the event of any resubdivision for civic purposes, the lessee will be guaranteed an equal number of spaces as now existing.
- (f) Further to City Council's recommendation of October 17th, 1975, approving a new lease to Vancouver Home Centre Ltd. of 1,045 sq. ft. on the second floor, Daycor West Accessories Ltd. to continue the sub-lease to Vancouver Home Centre Ltd. of part of the warehouse area included in the 9,600 sq. ft.
- (g) First and last months' rent in the amount of \$5,400.00 to be payable in advance upon date of approval of the lease by City Council.
- (h) Commission in the amount of \$5,508.00 (\$32,400 @ 17%) representing real estate commission of 5% on the first year's rental and 3% on the subsequent four years to be paid by the City to Professional Realty Corporation Ltd. prior to January 1st, 1976.
- (i) McLaren Electric Ltd. to deliver a surrender of its lease in a form satisfactory to the Director of Legal Services.

In considering this matter the Acting Supervisor of Property and Insurance evaluated the following points as being favourable to the City:-

- A. One-year advance on increased net rental at 7%.
- B. Tenant compatible to others in building
- C. Tenant will expend approximately \$75,000 in improvements
- D. Third year and fifth year review

It is noted that this lessee was informed that present Council policy specifies that no lease is to run beyond December 31st, 1981. However, as Daycor West Accessories Limited intend to spend approximately \$75,000 to update and renovate the premises, ten years to amortize this cost is not unreasonable. In this regard, the City Engineer and the Planning Department have no objection to a lease of this duration as the proposed plans for the widening of Burrard Street do not involve the actual building, (only the seven-foot building set-back).

It is the opinion of the Property & Insurance Office that it is prudent to lease now on the foregoing basis as this proposed lessee would be reluctant to expend the sum of \$75,000 on this space on the basis of obtaining only a one-year sub-lease from McLaren Electric. Further, on balance, the net income accruing to the City on the long term would appear to be the best deal obtainable.

RECOMMENDED: that the above space be leased to Daycor West Accessories Limited under the above terms and conditions with a lease to be drawn to the satisfaction of the Director of Legal Services and the Supervisor of Property and Insurance."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property and Insurance be approved.

Manager's Report, November 21, 1975.....(PROPERTIES - 3)

3. Lots A, F, I & J; Block 4, D.L. 200A - N/S  
Great Northern Way West of Prince Edward Avenue

The Acting Supervisor of Property & Insurance reports as follows:-

"The City owns Lots A, F, I & J, Block 4, D.L. 200A. Lot F is situated on the S/S of 1st Avenue and Lots A, I & J on the N/S of Great Northern Way west of Prince Edward Avenue. The Pound and the extension of the Pound occupy Lots A & I. Lots F & J are vacant and are divided by a lane.

The owner of Lot G of Block 4, D.L. 200A adjacent to the City-owned Lots F & J has approached the City with respect to opening negotiations for the possible purchase of the City's land.

The City's properties were acquired during the depression years through tax sale and have been withheld from the market for various reasons. Brewers Creek which runs underneath the property was culverted many years ago and the location of the culvert is not known. In addition, there is a grade separation between Lots F & J, Lot J being approximately 35 feet above the elevation of Lot F. Because of the expense involved in building retaining walls and bringing in fill for the installation of a lane and because of the unknown location of the culvert, the lane has never been developed. Various schemes to subdivide the City-owned land have been proposed over the years, but have been abandoned because of the foregoing and other reasons.

The proposal received from the abutting owner to purchase the City's lands and consolidate them with his own appear to have some merit. However, further input would be required from the Planning Department, the Engineering Department and this office to resolve problems which can be foreseen in the proposal, involving relocating easements, utilities etc. Also, negotiation could possibly help resolve lane access problems confronting the Pound.

It is therefore, RECOMMENDED that authority be given to the Supervisor of Property and Insurance to enter into negotiations with the adjoining owner of Lot G, Block 4, D.L. 200A for the purpose of resubdivision and sale of the City land to him. Such sale to be subject to solution of the inherent problems in relation to subdivision, relocation or removal of utilities etc., to the satisfaction of the Directors of Planning, Permits and Licenses and City Engineer, and approval of City Council of a final report."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

CONSIDERATION

4. Sale to Mennonite Senior Citizens' Society  
-4.01 Acre Site in 5700 Block Bruce Street

The Supervisor of Property & Insurance reports as follows:-

"On January 25th, 1972, Council considered a report of the Board of Administration (Property Matters) dated January 14th, 1972, regarding an offer from the Mennonite Senior Citizens' Society to purchase 4.01 acres of City-owned land in the 5700 Block Bruce Street.

The Society had offered to purchase the site for \$88,000.00 which the Supervisor of Property and Insurance could not, justifiably, endorse. The Supervisor had indicated to the Society an assessed value of \$254,800.00 based on a hypothetical sub-division, less \$34,000.00 as a saving to the City in water, sewer and road services, and had advised the Society that he was prepared to recommend the sale to the Society at a price of \$220,800.00 for a senior citizens' development. This amount represented a considerable reduction from normal market value, estimated to be \$360,000.00 at that time.

Clause #4 (Cont'd)

After hearing a representative of the Society, Council passed the following resolution:

"THAT this property be made available to the Mennonite Senior Citizens' Society at the value of \$200,000.00 less costs of proven extras for site preparation because of soil conditions; the sale to be subject to repurchase by the City should this construction not commence within twelve months." (The underlining has been added by this office).

A further delegation from the Society requesting a reduction in sale price was heard by Council on August 1st, 1972. However, Council confirmed the sale price of \$200,000.00 and gave the Society first refusal to purchase the site within 30 days. The Society elected to proceed with the purchase.

On October 11th, 1973, the Society submitted a bill to the Supervisor of Property & Insurance in the amount of \$135,149.13 for what they considered were the "proven extras for site preparation because of soil conditions", and requested that this sum be credited against the sale price of \$200,000.00. The amount of the bill was in the opinion of the Supervisor of Property & Insurance, excessive, and at a meeting with the representatives of the Society the Supervisor reminded the Society that the Council had, in setting the sale price below market at \$200,000.00 already discounted the selling price because of known peat conditions. The Society was further advised that, in the opinion of the Supervisor of Property and Insurance, \$45,000.00 was a more realistic claim for site preparation and he would be prepared to recommend approval of this sum.

A revised bill was submitted by the Society in the amount of \$157,176.45, an increase of \$22,027.32 over the first bill submitted by the Society.

With the concurrence of the City Manager, the matter was referred to the Director of Construction and Maintenance, a division of the Department of Permits and Licenses, for an analysis of the company's claim and for his comments. The Director and his assistant, both registered architects, concluded that the amount which the Society had allowed as a credit against the total costs of the work which it suggested represented the normal costs for a ground slab,

foundation and under-ground work, were inadequate and would not be sufficient to develop this structure on normal ground on that site. The Director concluded that the proven extras would be the difference between the expected costs of the same work on the same site under normal soil conditions and the actual costs as supported by the invoices forwarded by the Society. On this basis the Director estimated the difference to be approximately \$28,350.00 (after correcting some minor double billing and deleting some unrelated items in the actual costs submitted by the Society).

After receiving this information from the Director of Construction and Maintenance this office advised the Society that it could not justifiably recommend to Council a reduction in the purchase price of an amount greater than \$30,000.00. The Society was further advised that, on this basis, there remained due to the City, for the purchase of this site, the sum of \$20,000.00 on the principal amount (exclusive of interest which had been set at 9% from the date of sale) and that in addition there remained outstanding the sum of \$1,038.50 being the land registry fees to register the deed of land in favour of the Mennonite Society.

Briefly, the situation is as follows:

- (a) Council approved the sale of a 4.01 acre site to the Society for the sum of \$200,000.00 being approximately two-thirds of the estimated market value of the site, less costs of proven extras for site preparation;

Manager's Report, November 21, 1975.....(PROPERTIES - 5)

Clause #4 (Cont'd)

- (b) The Society paid the sum of \$150,000.00 and the site was conveyed to them;
- (c) The Society submitted a claim in the amount of \$135,149.13 for what they determined to be "proven extras for site preparation because of soil conditions";
- (d) The Supervisor of Property and Insurance advised the Society that in his opinion this amount was excessive and that a more realistic sum would be in the realm of \$45,000.00;
- (e) The Society submitted a revised bill in the amount of \$157,176.45, an increase of \$22,027.32 over their first bill;
- (f) After making an analysis of the Society's claim, the Director of Construction and Maintenance advised that in his opinion the proven extras for site preparation were approximately \$28,350.00;
- (g) The Supervisor of the Property and Insurance Office advised the Society that under the circumstances he could not feel justified in recommending a reduction of the purchase price by any sum greater than \$30,000.00. The Society was further advised that on this basis there remained due to the City the sum of \$20,000.00 on the principal amount (exclusive of interest set at 9% when the land was sold) plus outstanding registration fees in the sum of \$1,038.50.

(It is noted that the Society is exempt from payment of taxes which for the years 1974 and 1975 would have amounted to \$70,996.99.)

Because of the great discrepancy in the sum claimed by the Society of \$157,176.45 as proven extras and the amount of \$28,350.00 determined from the materials submitted by the Society to be the proven extras, the matter is referred to Council for Consideration.

Council may wish to submit the matter to an independent arbitrator acceptable to both parties, technically competent to meet with the Director of Construction and Maintenance and a representative of the Society to determine what portion of the final bill can be considered to represent "proven extras for site preparation because of soil conditions"; the recommendations of the arbitrator to be reported back to Council. The costs of any such arbitrator should be borne equally between the City and the Society."

The City Manager submits the foregoing report of the Supervisor of Property and Insurance for CONSIDERATION.

RECOMMENDATION

- 5. Acquisition for Non-Market Housing  
- Kitsilano Area 2130-32 Cypress St.

The Acting Supervisor of Property & Insurance reports as follows:-

"On August 12th, 1975, Council, "In Camera", approved the report of the Standing Committee of Council on Housing and Environment dated June 25th, 1975, respecting Arbutus-Burrard Connector Lands. This report recommended under Item "A", 'That it be established as a policy, the City acquire the necessary lands in Blocks 266 & 267, as passed by Council's Resolution on May 6th, 1975. Because of the shortage of funds, purchases could not be proceeded with without further reports to Council.'

Manager's Report, November 21, 1975.....(PROPERTIES - 6)

Clause #5 (Cont'd)

It is noted that in Block 267, five privately-owned parcels remain to be acquired to give the City ownership of the whole block except the Railway Right-of-Way.

In this regard the owners of Parcel "A" of Lots 18 to 20, Block 267, D.L. 526, 2130-2132 Cypress have agreed to sell their property to the City. This property includes two dwellings erected in 1910 on a site 31' x 150' zoned RM-3"A".

The first dwelling known as 2132 Cypress Street is a 2 1/3-storey and full basement frame structure with a main floor area of 889 sq. ft. This improvement contains 8 rooms, plus finished basement area, has 8 plumbing fixtures, a patent shingle roof, wood siding exterior, concrete foundation and is heated by an automatic oil-fired furnace.

The interior of this dwelling is in good condition, but the exterior will require new front stairs, and new eave troughs and down pipes. The dwelling is presently rented for \$295.00 per month.

With the new restrictions on demolition of dwellings, it will be necessary to expend additional funds immediately to permit necessary renovations, the estimated cost of which is \$2,000.00.

The second dwelling known as 2130 Cypress Street is located at the rear of the lot and is a 1 1/3-storey and full basement frame dwelling with a main floor area of 510 sq. ft. This improvement contains 3 rooms, has 4 plumbing fixtures, a patent shingle roof, shingle exterior, concrete foundation and is heated by an automatic gas-fired furnace. Condition of this dwelling is fair and is presently rented for \$150.00 per month.

Following negotiations with the owners, they are prepared to sell for the sum of \$70,000.00 as of November 30th, 1975. This price is considered to be fair and equitable and representative of market value in the area and is endorsed by the Central Mortgage & Housing Corporation. It is proposed to continue renting these dwellings on a month-to-month basis until the land is required for housing development, at which time the dwelling will be demolished.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire the above property for the sum of \$70,000.00 on the foregoing basis, chargeable to Kitsilano Neighbourhood Improvement Program, Implementation Fund Account #810/604.

It is further,

RECOMMENDED that the Supervisor of Property & Insurance be authorized to carry out necessary repairs to the stairs and eave troughs, up to the amount of \$2,000.00 and Council appropriate this amount, chargeable to Implementation Fund Account No. 810/604, to be credited to Account Number 810/671. It is proposed to apply to the Commission for authority to increase rentals under either Section 37 or 28, or both simultaneously of the Landlord and Tenant Act to recoup the cost of renovations."

The City Manager RECOMMENDS that the foregoing recommendations of the Acting Supervisor of Property & Insurance be approved.

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PART REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

November 13, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, November 13, 1975, at 1:30 p.m. in the No. 2 Committee Room, third floor, City Hall.

PRESENT: Alderman Volrich (Chairman)  
Alderman Bowers  
Alderman Kennedy  
Alderman Marzari  
Alderman Sweeney

ALSO

PRESENT: Alderman Boyce  
Alderman Cowie

CLERK: G. Barden

RECOMMENDATION1. Capital Funds - Local  
Improvement Petitions

The Committee had for consideration, a Manager's report dated October 29, 1975, (copies circulated) in which the City Engineer requested a commitment for a significant local improvement by petition program so that he could deal with some 300-350 petitions for street curbing and paving, residential lane paving and sidewalks in 1976.

The City Engineer advised that there is a problem with timing due to the local improvement procedure and the planning and scheduling of work. Also, he would like to be able to advise the public when their petitions are likely to be honoured.

The majority of the Committee felt that a comprehensive review of all Civic programs should be done by the Review Committee rather than by piecemeal.

Following discussion, it was

RECOMMENDED that the Capital Program Review Committee be instructed to keep the mid January deadline for establishing the scale of local improvement program in mind in their work.

2. Anti-inflation Program for Vancouver

Due to time restrictions, this matter was deferred to the next meeting of the Committee.

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The meeting adjourned at approximately 3:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 521

# II

## REPORT TO COUNCIL

### STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

NOVEMBER 13, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, November 13, 1975, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:35 P.M.

PRESENT: Alderman Bowers, Chairman  
 Alderman Bird  
 Alderman Cowie  
 Alderman Harcourt  
 Alderman Kennedy

ALSO PRESENT: Alderman Boyce (Items 1 and 2)

COMMITTEE CLERK: M. L. Cross

#### RECOMMENDATION

1. False Creek - Area 3  
Proposed Rail/Truck Terminal for B.C. Hydro

The Committee considered the following:

- a) Report of the City Manager dated 6th November 1975 forwarding a report of the Director of Planning of the same date.
- b) Letter dated 3rd October 1975 from the Chairman of the Vancouver City Planning Commission.
- c) Reports 2 and 3 prepared by B.C. Hydro's architects, Rhone and Iredale, on the B.C. Hydro Carrall Street Yards.

(Copies of the above reports and letter are on file in the City Clerk's Office.)

Present for the discussion were:

<u>B.C. Hydro</u>	J. Wilson I. Grant - Land Department C. Nash R. Newton - B.C. Hydro Rail W. Duncan - B.C. Hydro Transportation
<u>Rhone &amp; Iredale</u>	R. Iredale C. Mason
<u>C. P. Rail</u>	R. Hillings
<u>Marathon Realty</u>	J. Lowden
<u>Chinese Community</u>	J. Wai T. Mah
<u>V.C.P.C.</u>	G. Massey

Mr. Iredale, with the aid of diagrams, outlined the proposed rail/truck terminal and the effect current operations have on future development of the site, described the proposed programme for interim facilities based on the needs tabulated from the questionnaires distributed to participating City Departments, and identified conflicting land uses of the site.

Clause No. 1 Continued

Mr. Iredale pointed out that a letter dated 6th October 1975 from Mr. J. Wilson, Executive Director - B.C. Hydro, to Mr. R. Spaxman, Director of Planning, forms part of Report 3 and advises that the proposed rail facility is intended to be of a temporary nature. The letter states in part:

" Since you and your colleagues have been very kind in collaborating with us on our planning for the Carrall Yards area, I thought I should give you one reassurance which might be of help.

I gather that some understandable skepticism has been expressed regarding our stated intention to reestablish our present pool car operations in the Carrall Yards area for only a ten year period. I want to reassure you that this is a serious intention which was made quite clear to and approved by the Hydro Board many months ago.

In establishing this policy we were very well aware of the significance of the Carrall Yards area for the redevelopment plans for the east end of False Creek. Our decision to permit a ten year development in the southern part of our holdings was made in the light of two conditions. The first was our knowledge that many of the properties at the east end of False Creek are governed by leases which have as much as fifteen years still to run. From this we concluded that a ten year development of the Carrall Yards would not obstruct the development of the area. The second point was that we plan to remove our pool car operations to points nearer the geographical center of the metropolitan area, but we need time in which to do this and a ten year period would give us ample time for the planning and execution of such a move.

I might add as a foot note that we have been assured that even a ten year development would be economic from our point of view.

I hope that these assurances will convince you that we mean what we say when we propose a short-term development and that also we are taking a broad view of our responsibilities towards the proper development of the city. "

The Chairman advised that the Mayor had received the following letter dated 6th November 1975 from Mr. Thomas Mah, Chairman of the Chinatown Historic Area Planning Committee, expressing concern over the proposed development:

"The Chinatown Historic Area Planning Committee is extremely concerned over the recent developments that are proposed around the contemplated Chinese Cultural Centre site. It has come to this Committee's attention that a major rail yard and warehousing proposal by B.C. Hydro will greatly affect a significant portion of the Chinese Cultural Centre's proposals, i.e. the East End Lake and Park, as well as the general Chinatown Historic Area. To complicate this issue further, there have been studies for a Light Rail Transit Line, plus proposal for a by-pass road, plus an on-going planning process of False Creek "Area Three". It would seem that the above issues are occurring simultaneously but in isolation from one another. We find this situation to be totally unacceptable for Chinatown.

Clause No. 1 Continued

"It is also our understanding that the Chinese Cultural Centre is actively engaged in discussions with yourself, the Provincial and Federal Governments, in negotiating the necessary lands and funds to realize their goals. The above issues would surely jeopardize their opportunities, unless some action is brought forth to resolve the confusion.

The Chinatown Historic Area Planning Committee would therefore recommend to you the following two points of action.

- o Encourage a delay in further planning and development of the proposed B.C. Hydro scheme until all information has been collected and the various interest groups have had the opportunity to make their assessments.
- o Organize a working committee of all participants involved in this issue. The members might include representatives from the Municipal Government, Provincial Government, Federal Government, the Regional District and the local Chinatown groups, i.e. a member of the Chinese Cultural Centre and a member from the Area Planning Committee. The mandate of this Committee would be to resolve the complex of planning issues surrounding this area.

We know that these concerns must be dealt with immediately and we trust that you will come to some decisions shortly. We would be pleased to hear from you should you have further thoughts on this matter. "

Mr. J. Wai also expressed concern that the Chinese Cultural Centre had not been contacted re the proposed development.

Messrs. R. Spaxman, Director of Planning, and A. Malczewski, Planning Department, advised of the areas of concern to the Planning Department as contained in their report dated 6th November 1975 and stated they did not feel that all the affected parties had been notified. B.C. Hydro did not meet with the parties on a communal basis -- but individually. The Planning Department feels there should be a task force of all involved to resolve the conflicts.

Mr. W. Curtis, City Engineer, advised that from a transportation point of view the various agreements and resolutions Council has more or less committed itself to, i.e. south bypass, Provincial Government Lagoon proposal, possibly may be met by this scheme.

Mr. Spaxman advised that the Planning Department was also working under Council's direction with respect to removal of warehousing uses and rail in the eastern end of False Creek. Although this proposal appears to give the City an opportunity to link streets, after further study perhaps another routing could be found.

Mr. R. Hilling of C.P. Rail stated they had no real objections to the proposed development.

Mr. J. Lowden of Marathon Realty advised they are working with C.P. Rail to phase out rail in the Downtown and hoped that development of this temporary facility would not slow down C. P. Rail in its efforts to find a more regionally acceptable area for their facilities. Any decision made on rail east of Cambie Street would have an effect on their area west of Cambie Street.

Clause No. 1 Continued

Mr. G. Massey, representing the Vancouver City Planning Commission, advised that he would like Rhone & Iredale to present their development proposals to the next meeting of the Commission.

After further discussion, the Committee

**RECOMMENDED**

- A. THAT the report of the City Manager dated November 6th, 1975 forwarding a report of the Director of Planning of the same date, the letter of the Vancouver City Planning Commission dated October 3rd, 1975 and the reports submitted by Rhone and Iredale on the B.C. Hydro Carrall Yards be received for information.
- B. THAT Rhone and Iredale, in consultation with the Director of Planning, meet with the Vancouver City Planning Commission, Marathon Realty and the Chinese Community Groups
- C. THAT consideration of this matter be deferred until the Council meeting of December 9th, 1975 at which time the following information should be available:
  - input from the Vancouver City Planning Commission, Marathon Realty and the Chinese Community Groups
  - status report from the City Engineer on the Rail Rationalization and Urban Goods Movement Studies
  - assurance from B.C. Hydro that the facilities will be removed in ten years.

INFORMATION

**2. Area 5 Plan - False Creek**

The Committee considered a draft report of the Director of Planning dated 6th November 1975 which was submitted to the Committee at this time in draft form for information only as it was felt the Committee should be aware of the conclusions with respect to Area 5 in their deliberations with respect to Area 3.

The Committee

**RESOLVED**

THAT the draft report of the Director of Planning dated 6th November 1975 be received.

Standing Committee on Planning and Development  
November 13, 1975

Page 5

INFORMATION

3. Status of Outstanding Rezoning Applications

Mr. H. W. Gray, Zoning Planner, and Mr. H. Schesser, Group Leader - Zoning Administration, distributed a status report (copy circulated) of outstanding rezoning applications, indicating the date applications were filed and proposed dates for submission to Vancouver City Planning Commission, Council and Public Hearing.

The Committee felt that an updated status report should be available each month.

RESOLVED

THAT the status report of outstanding rezoning applications be received and the Director of Planning be instructed to submit a status report each month to the Committee.

4. False Creek Land Bridges

Mr. E. D. Sutcliffe, False Creek Project Manager, advised that Hawthorn, Mansfield, Towers, Architects, had prepared a draft report dated 31st October 1975 on the False Creek land bridges. The report has been distributed to members of the False Creek Steering Committee, which includes representatives of the Fairview Slopes, Planning, Engineering and Social Planning Departments who are currently making an appraisal of the plan. When the appraisal is completed, a joint Development Group/Planning/Engineering/Social Planning report would be presented to the Committee.

Mr. H. Hawthorn advised that the consultant's terms of reference were to prepare bridge design concepts for the Laurel and Spruce Streets locations as indicated in approved development plans for Area 6 of False Creek, i.e. a major land bridge of significant width at Laurel Street and a minor pedestrian crossing at Spruce Street.

With the aid of drawings, Mr. Hawthorn described the 60' bridge crossing at Laurel which includes provision for 80 parking spaces for visitors to the major destination park, and the narrower Spruce Street crossing. He also outlined the development options of the 1.3 acres of City-owned land at Laurel between 6th and 7th Avenues.

Funding of \$1,077,000.00 would come from the front end expenditure budget for False Creek. Any costs above this amount would have to be recovered by leasing land for residential/commercial development.

RESOLVED

THAT the verbal progress report by the consultant be received.

The meeting adjourned at approximately 5:40 P.M.